

MR SHAUN MILDENHALL
THE STUDIO 30 HILLSIDE ROAD
TEG DOWN WINCHESTER
SO22 5NW

Application	H/24/98600
Please ask for	Charlie Vallis
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Friday 31 January 2025

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. H/24/98600

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 12 December 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single storey rear extension, following the removal of existing conservatory and detached garage.
Site:	4 TUDOR GARDENS, HEDGE END, SOUTHAMPTON, SO30 4AT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
2461_P01, 2461_P02, 2461_SV_P04, 2461_SV_E20, 2461_P0_04 and 2461_E20.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The materials to be used must match as closely as possible, in type, colour and texture those listed in the 'Materials' section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 Biodiversity enhancements shall be installed prior to first use of the development hereby approved in the form of a bat brick/box and a swift brick/box. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

Reason: To ensure a biodiversity enhancement in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)

Note to Applicant: In order to protect nesting birds, the garage and lean-to should be demolished outside of nesting bird season, usually late February through August, depending on the weather. If this is not possible then the vegetation on the garage should be removed to discourage any birds from nesting. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Note to Applicant: The gable end of the southwestern elevation would be the most appropriate location for a bat box, but a bat access tile can be added into the roof of the new extension if necessary.

Note to Applicant: It is recommended that a range of flowering plants with a long flowering season are planted to provide resources for pollinators and seeds for birds.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes