

MR DAVID WINDSOR
DAVID WINDSOR
61 ST ANDREWS ROAD
BOTLEY
SOUTHAMPTON
SO32 2ST

Application	H/24/98590
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
Email	charlie.vallis@eastleigh.gov.uk

Friday 7 February 2025

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

Application No. H/24/98590

In pursuance of their powers under the above Act and in accordance with your application received on Friday 13 December 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of garden room in rear garden
Site:	ALLINGTON MANOR, ALLINGTON LANE, WEST END, SOUTHAMPTON, SO50 7DE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: M.H.04 Rev A, 012 Rev A and A.M.01.

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 and approved

plan 'A.M.01' (Proposed Elevations and Floor Plan - Garden Room).

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

- 4 Precautionary working methods shall take place during construction of the proposal hereby approved. This shall include: all building materials are to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat; any excavations shall be covered at night or be fitted with a small animal escape ramp; no fires shall be lit on site; waste shall be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife; any animals found on site shall not be handled but be allowed to move away to a place of safety on their own.

Reason: To ensure the protection of species that may be using the site.

- 5 The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

Reason: To protect the amenity of the adjoining residential properties.

- 6 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: The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced

ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

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