

MR BRADLEY HOMER
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Application	H/24/98284
Please ask for	Rachael Morris
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Friday 21 February 2025

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

Application No. H/24/98284

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 11 December 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Two storey front extension, hipped to gable roof alteration with 2.no dormers to the front and 1.no dormer to the rear, a single storey side/rear extension to replace existing garage, and external alterations.
Site:	2 WESTERN ROAD, WEST END, SOUTHAMPTON, SO30 3EL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1, 2, 3, 4, 5, 6, 07 Rev A, 08 Rev A, 09 Rev A, 10 and 11.

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 locality.

- 4 The development must accord with the tree protection plan MB241109-02-01 A. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 5 Prior to construction or demolition of the development hereby approved, a pre-works survey of the existing loft to the main building shall be carried out by a suitably qualified bat licensed ecologist in order to determine if bats are present. This survey with accompanying photos shall be submitted to and approved by the Local Planning Authority in writing before works can commence. If a bat roost or other evidence of bats is subsequently confirmed, further survey work and a licence from Natural England will be required before any work can be carried out.

Reason: To ensure the presence or absence of bats is suitably established prior to works as a protected species.

- 6 Prior to construction or demolition, a bat box shall be mounted on a suitable tree within the residential garden for the use of bats during the construction process and retained thereafter. Prior to occupation, a further bat box/brick shall be added to the house on either the Southern or Western elevation (at least 4m above the ground and away from artificial light sources) and a swift nest box/brick shall be added to the house on the Northern/North-east or North-west elevation (out of direct sunlight, at least 5m above the ground and with clear airspace). Photographic evidence shall be submitted to and approved in writing by the Local Planning Authority within 1 month of occupation. These enhancements shall be retained throughout the lifetime of the development.

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

- 7 The proposed recommendations for lighting under section 4.3 (Mitigation Requirements) of the Bat Roost Survey (EC2174 Rev 1 September 2024) shall be followed throughout the construction and occupation of the development.

Reason: To ensure bats are not detrimentally impacted by the development

- 8 Any construction or demolition work involving the disturbance of the potential bat roost as detailed in the Preliminary Roost Assessment (EC2174 July 2024) shall be supervised by a bat licensed ecologist.

Reason: To ensure bats are not harmed during construction/demolition

- 9 Any vegetation to be removed to facilitate the development shall be removed outside of bird nesting season (which is between the beginning of March and the end of August). If this is not possible then vegetation shall only be removed after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work shall stop and a 5 m buffer shall be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Reason: To ensure the protection of nesting birds

Note to Applicant:

All building materials shall be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.

Any excavations must be covered at night or be fitted with a small animal escape ramp.

No fires are to be lit on site during construction.

Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.

Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

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