

MR STEPHEN SMITH
73 MONKS WAY
EASTLEIGH
SO50 5BG

Application	H/24/98621
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

Thursday 27 February 2025

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

Application No. H/24/98621

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 2 January 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single storey side and rear and side extension following removal of shed
Site:	73 MONKS WAY, EASTLEIGH, SO50 5BG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan; Existing Block Plan; Proposed Block Plan; MW-001-REV 2 and MW-002-REV 3.

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 on plan number: MW-002-REV 3

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

- 4 The removal of any vegetation to facilitate the development shall take place outside of bird nesting season (between the beginning of March and the end of August) or within 24 hours of being checked for nesting birds by a suitably qualified ecologist. Any active nests must be protected from disturbance by a 5m buffer until after the chicks have fledged and left the nest.

Reason: To ensure the protection of nesting birds.

- 5 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 and thereafter retained. 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 gravity sewer on site requires a clearance of 3 metres on either side of the sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

- For further advice, please contact Southern Water (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Note to Applicant: Precautionary working methods must be followed to protect nesting birds, hedgehogs, reptiles and amphibians, during construction. This shall include:

- All building materials to 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 can be lit on site.
- 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 the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

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