

MRS SHELAGH HUNTLEY
5 JACKDAW RISE
EASTLEIGH
SO50 9JT

Application	F/24/98673
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Monday 17 March 2025

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

Application No. F/24/98673

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 6 February 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change of use of land to domestic and retrospective construction of detached garage
Site:	Land adjacent to 5 Jackdaw Rise,

Subject to due compliance with the following conditions:

- The development hereby permitted shall be implemented in accordance with the following plans numbered: Location plan, Block plan, Floor plan, Roof plan, Rear and side elevation, and Front and side elevation

Reason: For the avoidance of doubt and in the interests of proper planning.
- The development hereby permitted shall only be used in conjunction with the existing dwelling of 5 Jackdaw Rise and shall not, at any time, be used for commercial or industrial purposes, or as an independent residential unit; unless otherwise agreed in writing by the Local Planning Authority.

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

Note to Applicant: A biodiversity enhancement shall be installed in the form of either a bat box or a swift nest box to the main dwelling of 5 Jackdaw Rise. 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.

- 4 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