

MR JOHN ESSEX
78 PITMORE ROAD
EASTLEIGH
SO50 4LW

Application	H/25/98793
Please ask for	Charlie Vallis
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Tuesday 8 April 2025

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

Application No. H/25/98793

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 22 January 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single storey rear extension following demolition of existing conservatory
Site:	172 LEIGH ROAD, EASTLEIGH, SO50 9DX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 504_03

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 Schedule' dated 7th April 2025.

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

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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 extract labelled 'Southern Water - GIS' (dated 04/04/2025) in the application documents, shows the approximate position of an existing sewer crossing the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. 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 shall be followed during construction to ensure the protection of small animals, such as hedgehogs. These methods shall include the following:
If hedgehogs are using the site they would be sheltering under dense vegetation or within long grass, dead leaves or piles of dead wood. Removal of potential habitat must not take place from November through to March, when animals may be hibernating. If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801. Any excavations must be covered at night or be fitted with a small animal escape ramp; All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat; No fires should 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes