

MR CHRIS LOCKWOOD
29 CHESTNUT ROAD
SOUTHAMPTON
SO16 6BS

Application	H/25/98822
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

Tuesday 29 April 2025

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

Application No. H/25/98822

In pursuance of their powers under the above Act and in accordance with your application received on Monday 3 February 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Retention of single storey rear extension
Site:	13 ST AUSTELL CLOSE, BISHOPSTOKE, EASTLEIGH, SO50 6GQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 25-050-01A

Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 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 existing.
- 3 Biodiversity enhancements shall be installed and thereafter retained on the rear wall of the main dwelling, prior to first use of the development hereby approved in the form of a bat brick/box or 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: Biodiversity enhancements are recommended in the form of planting for pollinators along the rear boundary fence, as well as bird boxes in the rear garden. To prevent light spill into the adjacent woodland it is recommended that curtains are installed to the rear window of the extension.

Note to Applicant: Please be aware that your property is understood to have a restrictive covenant which prevents any additions or alterations to the property without consent of the Council, this is in addition to planning permission consent. You will therefore need to contact Asset Management directly (Asset.Management@eastleigh.gov.uk) to obtain their consent prior first use of the approved planning permission under H/25/98822.

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 large, looped initial "N".

Nicholas Parker
Planning Manager

N.B. See Attached Notes