

MR ANDREW CARROLL
AJC ARCHITECTURAL SERVICES
170 SPRINGDALE ROAD,
CORFE MULLEN,
WIMBORNE
HAMPSHIRE
BH21 3QN

Application	H/25/98997
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Monday 12 May 2025

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

Application No. H/25/98997

In pursuance of their powers under the above Act and in accordance with your application received on Monday 17 March 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single and two storey rear extension plus a replacement porch and roof to bays
Site:	48 RUSKIN ROAD, EASTLEIGH, SO50 4JX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: A01, LOC 001 and 100047474.

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.
- Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 4 No development shall start until a precautionary working method for hedgehogs has been submitted to and approved in writing by the Local Planning Authority. It shall include:
- Any excavations or open pipes will need to be covered at night or provided with an escape ramp (rough board at a shallow angle) to allow animals such as hedgehogs to escape if they fall in.
- All chemicals and hazardous materials must be stored safely in lockable cabinets to prevent them from being accessed by hedgehogs. Waste must be kept in locked containers or removed from site daily.
- No fires can be lit on site.
- Any long grass, piles of vegetation, dead wood, fallen leaves, or building materials which could shelter small mammals must be dismantled/cleared by hand to ensure that no animals become trapped.
- If hedgehogs are found on site, they must be allowed to move away to safety. If any hedgehogs appear to be in distress, a hedgehog rescue worker should be contacted.
- Reason: To protect the hedgehogs.
- 5 Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.
- 6 The side-facing first-floor window, which will serve the bathrooms, shall be obscure glazed to Pilkingtons Level 3 or greater, with any opening parts positioned at least 1.7 metres above the floor level of the room.

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

- 7 Note to Applicant: Biodiversity enhancements must be implemented in accordance with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192b, including: Installation of a built-in bat box and a swift brick or built-in nest box on appropriate elevations, to be agreed before determination. The bat box must be positioned at least 4 metres above ground, away from artificial light sources (specifically avoiding illumination from the proposed roof lantern), sheltered from strong winds, and exposed to sunlight for part of the day, facing south, south-east, or south-west. The swift nest box should be placed under the eaves or on walls facing north, north-east, or north-west, at least 5 metres above ground, with clear adjacent airspace for swift access.
- 8 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>.
- 9 Note to Applicant: If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.
- 10 Note to Applicant: It is requested that the building works are carried out considerably to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.
- 11 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