

MR SAMUEL KING
KING ARCHITECTURE & DESIGN
39 ALRESFORD ROAD
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Application	H/25/99050
Please ask for	Charlie Vallis
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Tuesday 13 May 2025

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

Application No. H/25/99050

In pursuance of their powers under the above Act and in accordance with your application received on Friday 7 March 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	The proposed works will see the construction of a ground floor side extension and all associated works.
Site:	2 OAKBANK COTTAGE, OAKBANK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6PA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 176_MS-000, 176_MS-100, 176_MS-101, 176_MS-201, 176_MS-202, 176_P-100 Rev A, 176_P-101 Rev A, 176_P-201 Rev A and 176_P-202 Rev A.

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 under 'Proposed Materials' on the plans numbered '176_P-201 Rev A' and '176_P-202 Rev A'.

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

- 4 The following measures must be followed during construction of the development hereby approved:
- A silt fence shall be erected along the top of the existing raised terrace to prevent any soil being washed towards the River Itchen. The silt barrier must be maintained in place until all building work is completed.
 - Any soil removed for footings must be disposed of away from this site.
 - To prevent rain from entering the footings, they shall be covered with a polythene membrane.
 - Mixers/barrows and shovels must not be washed off on site, unless this is within a skip or within a container with a tight-fitting lid. The concrete washing water must not be disposed of on site but must be removed from the site and disposed of in an appropriate waste facility.

Reason: To limit adverse impacts on the adjacent River Itchen SAC and SSSI.

- 5 Biodiversity enhancements shall be installed on-site prior to first use of the development hereby approved and thereafter retained, in the form of a bat brick/box and 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: To ensure the protection of small amphibians during construction, any footings which are dug out shall have a rough plank laid within them at night, at an angle not greater than 45

degrees; each excavation must be checked every morning to ensure that no animals are present. Any pipes must be capped and not left open at night. Any building material must be stacked on pallets to raise them off the ground.

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