

MR DAVID WINDSOR
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BOTLEY
SOUTHAMPTON
SO32 2ST

Application	H/25/99121
Please ask for	Charlie Vallis
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Monday 19 May 2025

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

Application No. H/25/99121

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 26 March 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single storey side extension
Site:	1 MEADOWSWEET WAY, HORTON HEATH, EASTLEIGH, SO50 7PE

Subject to due compliance with the following conditions:

- The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan and M.S.01. rev A

Reason: For the avoidance of doubt and in the interests of proper planning.
- 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.

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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 and in the approved plan numbered 'M.S.01. rev A'.

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

Note to Applicant: No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to a Public Right of Way as to cause obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the PROW at all times.

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: Precautionary working methods to protect hedgehogs and nesting birds shall be followed during construction of the proposal hereby approved. This shall include: All building materials are to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat; any excavations shall be covered at night or be fitted with a small animal escape ramp; No fires shall be lit on site; Waste shall be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife; Any animals found on site shall not be handled but be allowed to move away to a place of safety on their own; Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is between the beginning of March and the end of August) or if this is not possible then only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. 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.

Note to Applicant: Biodiversity enhancements are required in accordance with Local Plan policy DM 11 and NPPF paragraphs 187d and 192 b, and are recommended in the form of a bat brick/box and swift nest 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.

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