

PHIL ROSE
8 CHAUCER AVE
PAULSGROVE
PORTSMOUTH
PO6 4PJ

Application	H/25/99070
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

Monday 2 June 2025

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

Application No. H/25/99070

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 8 April 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single storey rear extension
Site:	13 RUFFORD CLOSE, EASTLEIGH, SO50 4RU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 28/394/100 rev P3, 25/394/101 Rev P2 and 25/394/102 Rev P2

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' section of the

application form.

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

- 4 Note to Applicant: Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (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 evidence of an active bird's nest is found before or during the works, work must stop and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

- 5 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 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.

- 6 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, slightly stylized font.

Nicholas Parker
Planning Manager

N.B. See Attached Notes