

Appendix D – Suggested Conditions

EASTLEIGH BOROUGH COUNCIL

Planning Inspectorate Reference: **APP/W1715/W/25/3365615**

Eastleigh Borough Council Reference: **H/24/98637**

BARN COURT, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DL

Should the Inspector be minded to allow the above planning appeal, the LPA would ask that the following conditions be considered.

- 1) The development hereby permitted shall be implemented in accordance with the following plans: PG.7081-22-02 Rev G & PG.7081-22-01 Rev J.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2) The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation, or as a holiday let, or other business.
Reason: The property is not suitable for sub-division into two separate dwellings.
- 3) Biodiversity enhancements shall be installed on site prior to first use of the development hereby approved in the form of a bat box and a bird box and shall thereafter be retained. 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.
Reason: To ensure a biodiversity enhancement in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)