

MARC JAMES
ARCHITECTURE DESIGN
3 LANGDOWN LAWN CLOSE
SOUTHAMPTON
SO45 5GW

Application	H/22/93087
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@eastleigh.gov.uk

Monday 8 August 2022

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

Application No. H/22/93087

In pursuance of their powers under the above Act and in accordance with your application received on Monday 13 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side and rear extensions and alteration to fenestration.
Site: WAYSIDE, WOODHOUSE LANE, BOTLEY, SOUTHAMPTON, SO30 2DJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 100,101,102 and 103,

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 and adjoining building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 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: Biodiversity enhancement is required. There are two records of breeding swifts nearby, so installation of a swift nest box on the house would be appropriate. Further information is available on the Hampshire Swifts website: <https://www.hampshireswifts.co.uk/>.

Note to applicant: There are records of hedgehogs in the area. Building materials must be kept on the drive or off of the ground so that hedgehogs do not shelter under them.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes