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Application	H/22/93055
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Wednesday 20 July 2022

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

Application No. H/22/93055

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 25 May 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear side return extension, loft conversion with rear dormer and replacement of existing detached garage with new detached garage.
Site: 115 CRANBURY ROAD, EASTLEIGH, SO50 5HE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 396_03, 396_04, 396_03 and 396_04

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 Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Reason: To protect public sewers.

- 5 Note to applicant: The PRA Report states that there is negligible bat roost potential on the 2 buildings. The recommendations for biodiversity enhancement are appropriate. The recommendation was for at least 1 bat box and one bird box (sparrow terrace or similar). Since there are records of breeding swifts in the area, we would prefer that swift bricks or swift nest boxes be installed if possible. These can also be used by sparrows if swifts are not present. Further information is available on the Hampshire Swifts website at <https://www.hampshireswifts.co.uk/>.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

Note to Applicant: You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier where the building owner intends to carry out work which involves:

1. Work involving an existing shared wall with another property;
2. Building on the boundary with a neighbouring property;
3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at www.communities.gov.uk.

Yours faithfully



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes