

MR JAMES PORTER
C&L MANAGEMENT LLP
UNIT A4 ALBION DAEDALUS PARK
DAEDALUS DRIVE
LEE-ON-SOLENT
HAMPSHIRE
PO13 9FX

Application	H/22/93024
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell-best@eastleigh.gov.uk

Wednesday 27 July 2022

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

Application No. H/22/93024

In pursuance of their powers under the above Act and in accordance with your application received on Monday 23 May 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side extension, conversion of garage to garden room and loft conversion
Site: 63 MISSENDEN ACRES, HEDGE END, SOUTHAMPTON, SO30 2RD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1189-100B, 1189-101A, 1189-102B, 1189-200A, 1189-201A, 1189-202A, 1189-203A, 1189-204A, 1189-205A, 1189-300B, 1189-301B, 1189-302B, 1189-303B, 1189-304A and 1189-305A

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 Material Section of the application form.

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

- 4 The garage conversion hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

Reason: To protect the amenity of the adjoining residential properties.

- 5 The development hereby permitted shall not be brought into use until a minimum of three car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

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. The applicant is advised the addition of swift nest boxes or bat boxes on one of the gable ends of the house would be the most appropriate. If this is not possible then adding plants for pollinators into a garden bed in the rear garden would also be acceptable.

Note to Applicant: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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(s) 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.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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 "Andy Grandfield". The signature is written in a cursive style with a large, looped 'A' and a trailing flourish.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes