

MR DAVID WINDSOR
DAVID WINDSOR
61 ST ANDREWS ROAD
BOTLEY
SOUTHAMPTON
SO32 2ST

Application	H/22/93174
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Monday 15 August 2022

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

Application No. H/22/93174

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

Description: Retention of block boundary wall (Retrospective application) and proposed garden room to be painted cream
Site: 23 UPMILL CLOSE, WEST END, SOUTHAMPTON, SO30 3HT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 001, U.C.001 Rev D and U.C. 002

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The garden room 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 Within three months of the date of this permission the block boundary wall hereby permitted shall be finished in cream render and paint on the outside in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

Note to Applicant: There is a rainwater downpipe to discharge to a 1 m³ soakaway, located in the centre of the garden. Building regulations state that a soakaway must be a minimum of 5 m from any structure and the building inspector would need to check that this is appropriate.

Note to Applicant: At least two hedgehog gaps (13 x 13 cm minimum) are required in the boundary wall to allow free passage of small mammals through the garden.

Note to Applicant: Biodiversity enhancement is required. Planting flowering plants and shrubs within the garden to attract pollinators would be appropriate, especially if vegetation has been removed to build the wall. If this is not possible then another enhancement option is to install a bird box in a suitable location on the property.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes