

MR MATTHEW TATE
MDT DESIGN
THE STUDIO
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FISHERS POND
EASTLEIGH
SO50 7HF

Application	H/22/93300
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/22/93300

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: Loft conversion with velux windows, single storey rear extension, first floor side and rear extension, and alteration to fenestration
Site: 120 CHILTERN CRESCENT, FAIR OAK, EASTLEIGH, SO50 7GJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01_ Rev D

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 listed in the application form.

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

- 4 No development shall start until details of surface water drainage plan for the single storey rear extension have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To prevent on site and off site surface water flooding.

Note to Applicant: If there are any soakaways proposed on site, they need to be 5m from any building or structure.

Note to Applicant: It is recommended that the gable end of the rear elevation of the proposed extension incorporates built in bat brick, swift brick or sparrow terrace to enhance biodiversity at the site.

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 that reads "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes