

MR ROBIN COCKAIN
ROBIN COCKAIN
40 WILDERN LANE
HEDGE END
SOUTHAMPTON
SO30 4EH

Application	H/22/92931
Please ask for	Rachael Morris
Direct dial	023 8068 8463
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Tuesday 23 August 2022

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

Application No. H/22/92931

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 26 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of front porch and garage in the front drive area.
Site: 1 WISTERIA COTTAGES, BRIDGE ROAD, BURSLEDON,
SOUTHAMPTON, SO31 8AG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01, 02, 03, 04, 05, and 06

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 The development hereby approved shall implement a biodiversity enhancement on site prior to first use, which can include a bat box or bird box.

Reason: To ensure a biodiversity enhancement

- 5 The garage hereby approved shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

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

- 6 The floor levels of the development hereby permitted shall be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate.

Reason: To ensure that the flood risk is minimised.

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

A handwritten signature in dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes