

MR MATTHEW TATE
MDT DESIGN
THE STUDIO
1A PORTSMOUTH ROAD
FISHERS POND
EASTLEIGH
SO50 7HF

Application	H/22/93276
Please ask for	Alex Webb
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Friday 2 September 2022

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

Application No. H/22/93276

In pursuance of their powers under the above Act and in accordance with your application received on Friday 8 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side extension, single storey front extension to include new porch area, raised patio area.
Site: 12 SPRING CLOSE, FAIR OAK, EASTLEIGH, SO50 7BB

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 used on the existing building.

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

- 4 The development hereby permitted shall not be brought into use until the additional on-site parking space to the front of the property has been constructed, surfaced and marked out in accordance with the approved plan.

Reason: To make provision for off street parking for the purpose of highway safety.

- 5 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 ensure satisfactory provision of surface water drainage.

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



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes