

MRS CARIANNE WELLS
21 MIDDLE ROAD
SOUTHAMPTON
SO31 7GH

Application	H/22/93123
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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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/22/93123

In pursuance of their powers under the above Act and in accordance with your application received on Friday 10 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of a garden store to provide additional storage.
Site: BARN COURT, HIGH STREET, BURSLEDON,
SOUTHAMPTON, SO31 8DL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: REV B, PG.7081 · 22 · 02 Rev C, PG.7081 · 22 · 01 Rev C and LOC 01.

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 excavation, demolition or development related works shall take place on site until an arboricultural method statement and a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved arboricultural documents must be adhered to in full, and may only be modified subject to written agreement from the LPA.

Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

Note to Applicant: This application has been flagged up as being within 50 m of a record of great crested newts. There is more suitable habitat closer to the pond so it is not likely that they will be found on this property, however the following precautions should be taken during construction. The grass in this area should be kept mowed short, and should be checked for the presence of any newts or other small animals before the start of works. Any piles of vegetation or rubble should be cleared by hand making sure that no animals are present before digging. If any newts or other amphibians are found, they should not be handled but be allowed to move away from the area on their own.

Note to Applicant: It is agreed to use a 1600L rainwater harvesting system to prevent on site and off site surface water flooding.

Note to Applicant: It is recommended to add a bird box or sparrow terrace to the gable end of the building or on the end without the door as a biodiversity enhancement.

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. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read the New Connections Charging Arrangements documents which are available on the website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

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 "A Grandfield". The signature is fluid and cursive, with the first letter 'A' being particularly large and stylized.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes