

BY EMAIL

MR NICHOLAS JENKINS
COAST ARCHITECTURE LTD
THE HAWTHORNS 105 DIBLES ROAD
WARSASH SOUTHAMPTON
SO31 9JL

Application	H/22/93389
Please ask for	Alexandra Stone
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Monday 12 September 2022

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

Application No. H/22/93389

In pursuance of their powers under the above Act and in accordance with your application received on Monday 18 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Conversion of garage to form habitable space and extended dropped kerb
Site: 36 SENGANA CLOSE, BOTLEY, SOUTHAMPTON, SO30 2NU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 001 Rev A and 002

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 Note to applicant: The existing Aco drain will be suitable for this small increase in surface water drainage. The slope of the extended driveway must ensure that the surface water will flow towards that existing drain and away from rather than towards the house.

The previous surface of fake grass would have allowed surface water to drain through it. The area of new planting next to the house is fine, but should not be designed to collect surface water, because if the soil becomes saturated the water will have nowhere else to go and may affect the foundation of the house, which is not acceptable. The area of new planting should be planted with flowering plants to attract pollinators as a biodiversity enhancement.

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 black ink that reads "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes