

MRS HANNAH FINCH
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LYMINGTON
SO41 0HE

Application	F/22/93217
Please ask for	Dorothy Hei-Tung-Hoh
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Thursday 15 September 2022

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

Application No. F/22/93217

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: Replacement 2 storey, four-bedroom detached dwelling with detached garage
Site: 26 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Street Scene Plan, PP.01 Rev A, Win.01, PE.02 Rev A, PE.01 Rev A, WD.01, EP.01, EE.01, SS.02, SL.01 Rev A, PG.01 and LP.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, Design & Access Heritage Statement, Street Scene Plan, Win.01, PE.02 Rev A, PE.01 Rev A, WD.01 and PG.01.

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

- 4 The first floor window on the northwest side elevation shall either be obscure glazed to Pilkingtons level 3 or apply privacy window film. Once installed the window shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 5 Any externally mounted sustainability measures shall be positioned and installed in such a manner so as to cause minimal visual intrusion.

Reason: In the interests of the visual amenity of the area.

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: The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: It is recommended to add a built-in swift brick/nest box on the north east side of the house where the office is located. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or northwest out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. They can be used by other birds if swifts are not using them.

Note to Applicant: A rainwater harvesting tank for use within the house and garden is recommended and to be encouraged as a good sustainability measure.

Note to Applicant: Please note any closed fencing must have periodic holes (measuring 13cm by 13 cm minimum) at its base to allow the movement of small animals, such as hedgehogs, through the garden.

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". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes