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Application	H/22/93191
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Tuesday 20 September 2022

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

Application No. H/22/93191

In pursuance of their powers under the above Act and in accordance with your application received on Monday 25 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Removal of the existing conservatory and erection of rear single storey pitched roof extension.
Site: 14 SYLVAN LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4QG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1808.00A, 1808.19, 1808.02A, 1808.00, 1808.07, 1808.26 and 1808.01A

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.

Note to applicant: The development must accord with the tree protection plan reference 1808.07. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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.

No excavation, demolition or development related works, including placement of goods, chemicals, fuels, soil or other materials, shall take place within the calculated Root Protection Area – defined as a distance of 12 times the diameter of the stem (as measured at 1.5m) – of any tree protected under Tree Preservation Order legislation. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

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, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes