

BY EMAIL

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Application	H/22/93352
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Wednesday 28 September 2022

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

Application No. H/22/93352

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 7 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of garage with ancillary first floor accommodation, rebuilding of brick boundary wall and new internal courtyard wall (Amended plans)

Site: GREYWELL, 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: 06 Rev A, 07, 10 Rev D, 11 Rev G, B02 Rev A and L01 Rev A

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 adjoining building.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The replacement boundary wall shall be finished using bricks from the existing boundary wall, where possible, and any additional bricks must match in colour, texture and style with that of the existing.

Reason: To retain the architectural and historic character of the Listed Building and the wider conservation area.

- 5 The development hereby permitted shall only be used in purposes incidental to the enjoyment of the existing dwellinghouse and shall not, at any time, be used for any business, commercial or industrial purposes or as an independent residential unit.

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

- 6 The development must accord with the arboricultural report reference 211433 - AIA. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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.

- 7 Notwithstanding the submitted arboricultural information, no excavation, demolition or development related works shall take place on site until a Tree Planting Plan and Planting Method Statement, as per British Standard 8545:2014 and in line with the Trees and Development Supplementary Planning Document, have been submitted and approved by the Local Planning Authority. The approved documents must be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority. Tree planting must take place as soon as possible after completion of the proposed development and no later than the end of the following planting season. If, for a period of no less than 10 years after planting, trees which are removed, die or become seriously damaged shall be replaced as soon as reasonably practicable with others of the same species, size and number as originally approved.

Reason: To maintain and enhance local tree canopy cover.

- 8 Prior to the commencement of the development of the garage, a plan showing an integrated (built in) or wall mounted bat box and it's position must be submitted and approved in writing by the Local Planing Authority

Reason: To protect bat species

Note to Applicant: This application has been flagged up as being within 50m of a record of Stag Beetle and 500m of a record of Great Crested Newts. In the unlikely event of either of these species being found during the works, they should not be harmed. Stag beetles can be moved away gently, but Great Crested Newts must be handled and relocated to suitable terrestrial habitat only by a licensed ecologist.

Note to Applicant: Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. 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.

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

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes