

MR DEREK PRICE
57 POUND ROAD
BURSLEDON
SOUTHAMPTON
SO31 8FF

Application	H/22/93421
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Friday 7 October 2022

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

Application No. H/22/93421

In pursuance of their powers under the above Act and in accordance with your application received on Monday 15 August 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Conversion of existing garage to home office and storage, with internal alterations and changes to fenestration. Erection of a pent roof garden shed at the rear of the garden.
Site: 57 POUND ROAD, BURSLEDON, SOUTHAMPTON, SO31 8FF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc 001, SL-002, EL-003, EL-001, 01, 001, 002, EL-01 and 0001

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, EL-003 and 002.

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

Note to Applicant: It would be acceptable to have a downspout diverter to fill a water butt from gutters on the shed roof, with the excess water diverted to the existing property drainage by running a hose pipe or a rigid pipe along the ground next to the fence where it would not be a trip hazard.

Note to Applicant: Biodiversity enhancement is required. It is recommended to plant more flowering plants or shrubs to attract pollinators.

Note to Applicant: Southern Water requires a formal application for a 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 "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes