

MR PAUL BLAY
35 CRANMER DRIVE
NURSLING
SOUTHAMPTON
SO16 0TD

Application	H/22/93048
Please ask for	Dorothy Hei-Tung-Hoh
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Friday 14 October 2022

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

Application No. H/22/93048

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 8 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side extension, front porch extension and single storey rear extension.
Site: 16 EPSOM CLOSE, HORTON HEATH, EASTLEIGH, SO50 7NZ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans: Location plan (05), Site Plan (01668 Rev B), Existing Floor and Roof Plan (01802 Rev A), Existing Elevations Plan (01803 Rev A), Proposed floor and roof plans (01805 Rev B) and Proposed Elevations Plan (01806 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 must match as closely as possible, in type, colour and texture those used on the existing building.

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

- 4 No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full 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.

- 5 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 6 No construction shall start until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. This shall include details and timings of deliveries, protective measures to safeguard the cul-de-sac from construction traffic, access and parking arrangements for construction vehicles and measures for minimising dust and mud on the surrounding roads. Construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

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 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, 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