

BY EMAIL

MRS LORETTA TAYLOR
THORNS YOUNG ARCHITECTURAL
230- 232 LONDON ROAD NORTH END
PORTSMOUTH
PO2 9JQ

Application	H/22/93713
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
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Tuesday 1 November 2022

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

Application No. H/22/93713

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 6 September 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of first floor footbridge to rear and single storey side extension for orangery (under Permitted Development)
Site: 33 ALLBROOK HILL, EASTLEIGH, SO50 4NA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 6100.22.2, LOC 01, BLOC 01 and 6100.22.1

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 Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be constructed using the following colour and materials:

- Timber decking
- Black metal railings

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

Note to Applicant: Please note that the proposed single storey side extension for orangery has not formed part of the consideration of this current application, the onus would be placed on the applicant to ensure that this development would fully comply with the content of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A.

Note to Applicant: If any compost heaps or piles of vegetation or stones need to be moved, this must be done during the day, when temperatures are above 12 degrees C, and slowly, using hand tools, not a digger, to allow animals time to escape. If any animals are found they must not be handled but be allowed to move away, on their own, to a place of safety.

Note to Applicant: No fires can be set on site (other than in the existing raised fireplace on the patio).

Note to Applicant: Any vegetation must be cleared outside of nesting bird season which is from March through August. If vegetation must be cleared between March and August, then a suitably qualified ecologist must check for the presence of active nests immediately before the start of work. If there is an active nest, a 5 m buffer must be placed around the nest to avoid disturbance. No work can be done inside this zone, and it must be left in place until after the chicks have fledged and left the nest.

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. 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: In situations where surface water is being considered for discharge to our network, Southern Water requires the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. 1) Reuse; 2) Infiltration; 3) Watercourse; 4) Storm sewer; 5) Combined Sewer Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk
or by email at: SouthernWaterPlanning@southernwater.co.uk

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 dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes