

BY EMAIL

MR GORDON BARKER
19 LEATHERHEAD GARDENS
HEDGE END
SOUTHAMPTON
SO30 2TY

Application	H/22/93863
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
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Monday 28 November 2022

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

Application No. H/22/93863

In pursuance of their powers under the above Act and in accordance with your application received on Monday 10 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Partial garage conversion, single storey side and rear extension and alteration to fenestration
Site: 15 GROSVENOR GARDENS, WEST END, SOUTHAMPTON, SO30 3BP

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01 Rev A, 02 Rev A, 03, 04 Rev A, and 05,

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 listed in the Materials Section of the application form.

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 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: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

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', written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes