

MR CRAIG ROPPOLO
12 SPRINGFIELD DRIVE
TOTTON
SOUTHAMPTON
HAMPSHIRE
SO40 2QS

Application	H/22/94037
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Monday 12 December 2022

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

Application No. H/22/94037

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 20 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side/rear extension. First floor internal alterations
Alterations to fenestrations. Replace existing garage with carport
and integral store
Site: 19 TWYFORD ROAD, EASTLEIGH, SO50 4HD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 04 -11/22, 03 - 11/22, 06-11/22, LOC 01, 05-11/22, 02-11/22 and 01-11/22.

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.

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

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-withbats/ive-found-a-bat-during-works>.

Note to Applicant: Biodiversity enhancements are required. It is recommended to install a swift nest box. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or northwest out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

Note to Applicant: Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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