

MR BRIAN RYVES
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EASTLEIGH
SO50 4LA

Application	H/22/94370
Please ask for	Dorothy Hei-Tung-Hoh
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Thursday 26 January 2023

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

Application No. H/22/94370

In pursuance of their powers under the above Act and in accordance with your application received on Monday 12 December 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Conversion of garage to living accommodation with store at front and alterations to fenestration.
Site: 10 OXBURGH CLOSE, EASTLEIGH, SO50 4QU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: SITE 01, EXIST 01, PRO 01, EXIST 02 and LOC 01

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 used on the existing building.

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

- 4 The garage conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling and shall not be used for business, commercial or industrial purposes or as an independent residential unit.

Reason: The site is not considered suitable for subdivision or to be in a non-residential use

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 (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". 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