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Application	H/22/94402
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Friday 10 February 2023

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

Application No. H/22/94402

In pursuance of their powers under the above Act and in accordance with your application received on Monday 19 December 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension following removal of the existing garden room
Site: 6 BISHOPS COURT, BISHOPSTOKE, EASTLEIGH, SO50 6PE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 438_03

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 The development must accord with the arboricultural report reference "6 Bishops Court, SO50 6PE, AMS, January 2023 v1". No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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.

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.

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".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes