

BY EMAIL

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Application	H/22/94050
Please ask for	Dorothy Hei-Tung-Hoh
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Tuesday 7 March 2023

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

Application No. H/22/94050

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 15 November 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: New dropped kerb at the front of the property.
Site: 108 TWYFORD ROAD, EASTLEIGH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: DAK / TR / 01, DAK / TR / 03, DAK / TR / 02, DAK / LR / 04 and DAK / LR / 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 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 No parking shall take place on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

Reason: To provide satisfactory access and in the interests of highway safety.

- 5 No parking shall take place on site until the parking area has been surfaced in a non-migratory material, and an on site drainage provision has been provided to prevent surface water run-off from entering the highway.

Reason: To provide satisfactory access and in the interests of highway safety.

Note to Applicant: The applicant should be made aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to actually undertake the drop kerb vehicle crossover works. Details of this process can be found via the following link - <https://www.hants.gov.uk/transport/parking/droppedkerbs>

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: 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 that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes