

MRS SADAF POURZAND-RANA
THE ERICAS
PINEHURST ROAD
SOUTHAMPTON
SO16 7FZ

Application	F/23/94701
Please ask for	Alex Webb
Direct dial	023 8068 8134
Working hours	Mon to Fri 8:30am to 5pm
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Tuesday 23 May 2023

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

Application No. F/23/94701

In pursuance of their powers under the above Act and in accordance with your application received on Monday 13 February 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of 2no. garages and 4no. parking spaces whilst rearranging the rear gardens to No. 1c Hamilton Road and No. 30 Spring Lane to allow for sheds and bin storage.
Site: 30 SPRING LANE, BISHOPSTOKE, EASTLEIGH, SO50 6BA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: L01, 1044 B01 REV A, 1044 D01 REV B, 1044 D02 REV B,

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 No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 Biodiversity enhancements including the provision of flowering planters along the south and east boundaries of the site shall be implemented in full unless otherwise agreed in writing by The Local Planning Authority.

Reason: To achieve an overall biodiversity net-gain on site.

Note to Applicant:

Should any protected species (i.e. common toads, reptiles, birds, hedgehogs and badger) be discovered during construction or other works on site, which are likely to be affected by the development, works will cease immediately. The owner/ site manager will then seek the advice of a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide. The Chartered Institute of Ecology and Environmental Management (CIEEM) provides further guidance and advice on finding a suitably qualified ecologist.

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 written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes