

MR IAN MARSHALL
5 LYNE PLACE
HORNDEAN
WATERLOOVILLE
PO8 9TP

Application	H/23/94529
Please ask for	Dorothy Hei-Tung-Hoh
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Wednesday 24 May 2023

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

Application No. H/23/94529

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 25 January 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Removal of the dilapidated garden machinery store attached to the east side of the pool house and replacing with new timber framed store with a flat roof consisting of a machinery store, a garden store, a plant room for the swimming pool, WC and shower room
Site:	The Coach House Steeple Court Church lane, Botley, SO30 2EQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: BLOC 01, 2 Rev A, 1 Rev A and 3 Rev A

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 Section 10 of the application form.

Reason: In the interest of visual amenity and to preserve the setting of the Grade II Listed Building.

- 4 Removal of the structure must be carried out outside of the bird nesting season (March to August inclusive) if possible, but if it must be removed during this period then a check should be made immediately prior to works beginning to ensure there are no active nests present within the store. If an active nest is found, work should be postponed until the young have fledged and left the nest.

Reason: to protect nesting birds.

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 called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: The new soakaway must be at least 5 m from any built structure, and outside of the root protection zone of any trees.

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 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