

MS JOANNE THERESA SZYMKO RIBA  
SUMMERTREE ARCHITECTS LIMITED  
5 POETS WAY  
WINCHESTER  
SO22 5BX

|                |                                       |
|----------------|---------------------------------------|
| Application    | H/23/94957                            |
| Please ask for | Claire Campbell-Best                  |
| Direct dial    | 023 8068 8117                         |
| Working hours  | Mon to Fri 8:30am to 5pm              |
| Email          | claire.campbell-best@eastleigh.gov.uk |

Wednesday 24 May 2023

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

Application No. H/23/94957

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 6 April 2023 the Council, as Local Planning Authority hereby **Permit** the following :

|                     |                                                                                                                                                              |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description:</b> | Single storey rear extension following demolition of existing conservatory and replacement of front porch roof with extension of roof forward to form canopy |
| <b>Site:</b>        | 6 CLAUDIUS CLOSE, CHANDLER'S FORD, EASTLEIGH,<br>SO53 2NX                                                                                                    |

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL01, PL02 and PL03

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 and approved plan PL03.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

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: There are specific legislative requirements for the Highways Authority, Planning Authority, Developers and Landowners in regard to the PROW network. Where no changes are proposed to Public Rights of Way, the Planning Authority shall be aware of the following, and we request that the applicant is made aware of the following requirements through informatives where appropriate:

A list of recommended informatives can be found using this the following link: <https://planning.eastleigh.gov.uk/s/papplication/a1M4J000001xOr5UAE/h2394957>

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner

Note to Applicant: You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier(s) where the building owner intends to carry out work which involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at [www.communities.gov.uk](http://www.communities.gov.uk).

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