

MR MICHAEL SHIELDS
4 MAYTREE CLOSE
FAIR OAK
EASTLEIGH
SO50 7BU

Application	H/22/93504
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

Thursday 23 March 2023

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

Application No. H/22/93504

In pursuance of their powers under the above Act and in accordance with your application received on Monday 8 August 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Retention of partly built timber framed outbuilding in rear garden
(Amended Description and Plans) (Retrospective Application)
Site: 4 MAYTREE CLOSE, FAIR OAK, EASTLEIGH, SO50 7BU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 4MCOPA Rev D

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 Within two months of the date of this decision notice, the outbuilding should be located in the position shown on approved plan 4MCOPA Rev D. The planting schedule and water butt location also detailed on approved plan 4MCOPA Rev D must be implemented with six months of the date of this decision notice.

Reason: In the interests of amenity and to protect and enhance landscape character.

- 3 The tree method statement detailed in approved plan 4MCOPA Rev D shall be implemented before the outbuilding is positioned in the approved location.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality

- 4 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 4MCOPA Rev D.

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

Note to Applicant: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for development that has been commenced and/or been completed.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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