

MRS KEIRA SOARES
KEIRA SOARES DESIGN STUDIOS
3 AVINGTON CLOSE
BISHOPSTOKE
EASTLEIGH
SO50 6NW

Application	H/23/94550
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
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Thursday 13 April 2023

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

Application No. H/23/94550

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 2 February 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side extension (Amended description and plans)
Site: 24 OXBURGH CLOSE, EASTLEIGH, SO50 4QU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LAY 001 Rev 01, LAY 002 Rev 01, LAY 003 Rev 01 and LOC 01

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

- 2 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.

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

- 3 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.

- 4 The first floor window on the north-western elevation [as marked on the approved plan LAY 003 Rev 01] shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the window shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

Note to Applicant: A precautionary working method will be required to protect hedgehogs. During construction any excavations or open pipes must be covered at night or fitted with a small mammal escape ramp (a rough board slanted at a shallow angle) to prevent hedgehogs from becoming trapped. If hedgehogs are found they should not be handled, but be left to move away on their own to a place of shelter. *If a hedgehog is found during development and/or there welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801. Further information is available at: <https://www.britishhedgehogs.org.uk/wp-content/uploads/2019/developers-1.pdf>*

Note to Applicant: If any exterior lighting is required for security purposes it must be downward pointing, on a PIR timer, and not be allowed to shine on the woodland edge.

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".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes