

MR GARETH BLAIR
2 KINGSMILL DRIVE
FAIR OAK
EASTLEIGH
SO50 7QE

Application	H/22/93435
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@eastleigh.gov.uk

Friday 2 June 2023

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

Application No. H/22/93435

In pursuance of their powers under the above Act and in accordance with your application received on Monday 25 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Rear Conservatory linking house to detached garage
Site: 2 KINGSMILL DRIVE, FAIR OAK, EASTLEIGH, SO50 7QE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 02, 05_ Rev A and BLOC 01

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.

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

- 4 The development hereby permitted shall not be occupied until evidence showing that ground gas protection has been installed for the approved conservatory and this evidence has been submitted to and approved in writing by the Local Planning Authority. The conservatory should be constructed using ground gas protection to comply with standard CS2. Where the conservatory adjoins onto the existing building the ground gas protection measures should follow BRE414.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

- 5 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".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes