

MR KEVIN GOATER
1 MOMFORD ROAD
OLIVER'S BATTERY
WINCHESTER
SO22 4LE

Application	H/23/94958
Please ask for	Rachael Morris
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Tuesday 20 June 2023

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

Application No. H/23/94958

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 3 May 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed single storey side extension and single storey link to garage. Alterations to fenestration. (Revision H/21/91468)
Site: 8 THE PADDOCK, EASTLEIGH, SO50 4SD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL 01, PL 02, PL03, PL 04, PL 05, PL 06 and PL 07

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing buildings.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation.
Reason: The property is not suitable for sub-division into two separate dwellings.
- 5 The development must accord with the arboricultural report reference 2022-1432. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference 2022-1432. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

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.

Note to Applicant:

- The 16 Inches public water trunk main and 4 inches distribution main requires a clearance of 3 metres on either side of the water mains to protect it from construction works and to allow for future access for maintenance.
- No excavation, mounding or tree planting should be carried out within 3 metres of the external edge of the public water mains without consent from Southern Water.
- The 225 mm public surface water sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public and water mains.

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