

MR MICHAEL UNSTED
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Application	H/23/95040
Please ask for	Alex Webb
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Wednesday 21 June 2023

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

Application No. H/23/95040

In pursuance of their powers under the above Act and in accordance with your application received on Monday 24 April 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension
Site: LOWLYNN, BRIDGE ROAD, BURSLEDON, SOUTHAMPTON,
SO31 8AH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 003, 001-CAINEY-PR-1495, 002-CAINEY-EX-1495 and 004-CAINEY-SP-149

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 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.

Note to Applicant:

The 150 mm public foul sewer requires a clearance of 3 meters on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access.

No development or tree planting should be carried out within 3 meters of the external edge of the public foul sewer without consent from Southern Water. - No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 meters of a public foul sewer.

All existing infrastructure should be protected during the course of construction works.

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