

SC ARCHITECTURE
SC ARCHITECTURE LTD
ANCHOR HOUSE
SCHOOL LANE
CHANDLERS FORD
SO53 4DY

Application	H/23/94928
Please ask for	Dorothy Hei-Tung-Hoh
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Thursday 22 June 2023

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

Application No. H/23/94928

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 23 March 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Demolition of garage to create single storey side/rear extension with two storey rear extension. Addition of a home gym garden building. (Amended H/23/94637) (Amended description)
Site:	24 COULTAS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 5000-P2-02-B and 5000-P2-01

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building or otherwise be in accordance with those in the Application Form.

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

- 4 The home gym hereby permitted must be used only for purposes incidental to the enjoyment of the dwelling house and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: To protect the amenities of nearby residents.

- 5 The development must accord with the arboricultural report (no reference) by SouthOaks Arboricultural Consultancy. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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 dark ink, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes