

MR NASIR ALI
NA PLANNING LTD
19 ST. JAMES PARK ROAD
SHIRLEY
SOUTHAMPTON
SO16 6HL

Application	H/23/94866
Please ask for	Dorothy Hei-Tung-Hoh
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Wednesday 28 June 2023

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

Application No. H/23/94866

In pursuance of their powers under the above Act and in accordance with your application received on Monday 13 March 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: First-floor side extensions on either side of the property, single storey rear extension, partial garage conversion and the remaining front part to be extended in line with front of the house, and alteration to fenestration (Amended description)

Site: 21 GORDON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 290-04-P9 Rev A, 290-01-P9 Rev A, 290-05-P9 Rev A, 290-02-P9 Rev A, 290-03-09 Rev A, 290-06-P9 Rev A and 290-07-P9 Rev A

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 No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, 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: Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read the New Connections Charging Arrangements documents which are available on the website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements . It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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 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