

MR JAYANAND KUMARAGURU
LG PLANNING LTD
81 GOLDEN GROVE
SOUTHAMPTON
HAMPSHIRE
SO14 1RA

Application	H/23/95172
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Friday 7 July 2023

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

Application No. H/23/95172

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 16 May 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of a garden room at the rear
Site: 48 LAWN ROAD, EASTLEIGH, SO50 4GN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 003B, 001B and LOC 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 shall be implemented in accordance with the following plans numbered: 003B

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

- 4 The garden room hereby permitted shall only be used in conjunction with the existing dwelling or for purposes incidental to the enjoyment of the dwellinghouse and shall not be sold off, occupied or used as an independent unit of accommodation.

Reason: The plot is not suitable for sub-division into two separate dwellings.

- 5 No access other than Lawn Road shall be formed to the site.

Reason: To ensure that there is only one vehicular access to the property and in the interests of residential amenity.

Note to Applicant: Any modification to the fencing would require consent from the affected neighbours.

Note to Applicant: 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. 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

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". The signature is fluid and cursive, with the first name "Andy" and last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes