

MR ALLAN MILAM
21 OAKWOOD WAY
HAMBLE-LE-RICE
SOUTHAMPTON
SO31 4HJ

Application	H/23/94938
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Wednesday 12 July 2023

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

Application No. H/23/94938

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 18 May 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Retention of outbuilding erected at the rear garden with raised platform and veranda
Site: 21 OAKWOOD WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, DWG PLANS 01585 Rev A, 03 and 02

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The outbuilding 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.

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: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for development that has been commenced and/or been completed.

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 letters of the first and last names being capitalized and prominent.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes