

KEITH CRESDEE  
BOTH CREATIVE PARTNERSHIP  
51 DORE AVENUE  
PORTCHESTER  
FAREHAM  
PO16 8BZ

|                |                                           |
|----------------|-------------------------------------------|
| Application    | H/23/95293                                |
| Please ask for | Claire Campbell-Best                      |
| Direct dial    | 023 8068 8117                             |
| Working hours  | Mon to Fri 8:30am to 5pm                  |
| Email          | claire.campbell-<br>best@eastleigh.gov.uk |

Monday 17 July 2023

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

Application No. H/23/95293

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 25 May 2023 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Garage conversion to bedroom and en-suite for disabled person  
**Site:** 178 CHESTNUT AVENUE, EASTLEIGH, SO50 5BX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 21122022 1A3 REV 1 (Existing), 22122022 1A3 Rev 1 (Proposed), BLOC 01 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 must match as closely as possible, in type, colour and texture those listed in The Materials Section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The development hereby permitted shall not be brought into use until a minimum of 3no. car parking spaces have been provided within the curtilage of the site. The parking spaces shall thereafter be maintained and kept available for vehicle parking.

Reason: To ensure the adequate provision of on-site parking for the purpose of highway safety.

Note to Applicant: This property has been identified an Ex-Council house, as such, will be subject to a restrictive covenant, contained in the Transfer documents. Once planning permission has been approved, the applicant will need to seek consent from the Council for the approved works to go ahead via a Letter of Consent, issued for a current fee of £260. Please get in touch with the Asset Management Team to request a Letter of Consent, emailing copies of Register and Conveyance documents for the property to:  
[asset.management@eastleigh.gov.uk](mailto:asset.management@eastleigh.gov.uk)

Note to Applicant: You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier(s) where the building owner intends to carry out work which involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at [www.communities.gov.uk](http://www.communities.gov.uk).

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, 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

