

MR DAVID EMINTON
14 OAKWOOD ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 1LU

Application	H/23/95276
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Monday 31 July 2023

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

Application No. H/23/95276

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 6 June 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Two and single storey rear extension. First floor front extension. Single storey front extension. Raised patio to the rear. Internal alterations. New porch. Alterations to fenestration (Amended description)
Site:	14 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 04-02 Rev A, 01-00 Rev A, 04-12 Rev B, 01-13 Rev A, 04-03, 01-02 Rev A, 04-01 Rev A, 01-12 Rev A, 04-00 Rev A, 01-10 Rev A, 04-13 Rev B, 04-04 Rev A, LOC 01, 01-04, 04-11 Rev A, 01-11 Rev A, 01-01 Rev A, 01 - 03 and 04 - 10

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.

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

- 4 The development hereby approved shall not be brought into use until a solid boundary fence measuring a height of 2m when measured up from the level of the raised patio has been erected along the southern boundary of the rear garden for the depth of the raised patio and at least the first 2m of the southern boundary beyond the end of the raised patio.

Reason: To safeguard the amenity of the neighbouring residents.

- 5 No additional windows shall be constructed in the first floor elevations of the development hereby approved.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 6 The proposed side facing first floor window which is to service en ensuite, shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the window is positioned at least 1.7 metres above the floor of the room in which it is installed.

Reason: To protect the amenity and privacy of the adjoining residential properties.

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

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.

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, appearing to read "A Grandfield". The signature is fluid and cursive, with the first name "Andy" and the surname "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes