

MR RICHARD BULLEN
PLUM ARCHITECTS LTD
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HAMPSHIRE
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Application	H/23/95385
Please ask for	Dorothy Hei-Tung-Hoh
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Wednesday 2 August 2023

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

Application No. H/23/95385

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 7 June 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side extension
Site: SPRINGFIELD, RUTLAND GARDENS, BURSLEDON,
SOUTHAMPTON, SO31 8FZ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PA23-123-01 and PA23-123-02

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 The first floor ensuite and dressing room windows serving the master bedroom suite (facing the rear garden area) hereby approved shall both be obscure glazed to a minimum of Pilkingtons level 3 or equivalent and have no opening parts less than 1.7 metres above the floor level of the room which they serve. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the residential occupiers.

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

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

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 foul 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 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