

MR WILLIAM LEES
HOLLAND STREET STUDIO LTD
269 NEW ROAD
RICKMANSWORTH
WD3 3HE

Application	H/23/95144
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Friday 11 August 2023

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

Application No. H/23/95144

In pursuance of their powers under the above Act and in accordance with your application received on Monday 19 June 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed replacement single garage.
Site: ROSE COTTAGE, 35 THE DROVE, WEST END,
SOUTHAMPTON, SO30 2EF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: E-A(20)100, TQRQM23170112846048, A(SV)002 and P-A(20)100

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.

Note to Applicant: Southern Water's initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways. gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes