

MR STEVE WALKER
PARKERS DESIGN
90 SOUTHLEIGH ROAD
HAVANT
PO9 2PR

Application	H/23/95328
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
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Monday 14 August 2023

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

Application No. H/23/95328

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 1 June 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: First floor side extension and erection of new ground floor utility room to the rear. (Amended Description and Plans).
Site: 7 DEAN ROAD, FAIR OAK, EASTLEIGH, SO50 7JE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P0, P1, P2, P3, P4, P5, P6, P7 and P8

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 first floor window on the eastern elevation serving the ensuite [as marked on the approved plan P3] shall either be obscure glazed to Pilkingtons level 3 or

equivalent with no more than a top-hung opening toplight or positioned at least 1.7 metres above the floor of the room in which it is installed. Once installed the window shall be permanently maintained in that condition.

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

Note to Applicant: Tree removal should be done outside of bird nesting season which is usually 1st March through 31st August. If the tree has not already been removed, it must be carefully checked for nesting birds before removal. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. If evidence of an active bird's nest is found during construction, a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

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: 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".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes