

MR CARL LEROY-SMITH
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Application	H/23/95923
Please ask for	Claire Campbell-Best
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Wednesday 8 November 2023

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

Application No. H/23/95923

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 13 September 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single storey rear extension following demolition of conservatory and alterations to existing two storey rear extension to change hipped roof to flat roof
Site:	6 SYDNEY AVENUE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JP

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 0010 A, 0011 A, 0012 A, 0200 A and 0201 A

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 second floor window on the western elevation serving the ensuite [as marked on the approved plan 0201 A] 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.

- 5 Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect public sewers.

Reason: To protect public sewers

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (September 2023), 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 "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes