

MISS CHARLOTTE PALMER
161 LEIGH ROAD
EASTLEIGH
SO50 9DW

Application	H/23/95935
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@eastleigh.gov.uk

Friday 10 November 2023

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

Application No. H/23/95935

In pursuance of their powers under the above Act and in accordance with your application received on Monday 2 October 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of existing porch and conservatory to create new porch and single storey rear extension. Addition of dropped kerb.
Site: 161 LEIGH ROAD, EASTLEIGH, SO50 9DW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 161LR-DK-D, 161LR-E-E-E, 161LR-E-E-W, 161LR-P-E-E, 161LR-P-E-FF Rev 1, 161LR-P-E-GF Rev1, 161LR-P-E-N&S, 161LR-P-E-W, 161LR-P-P-FF Rev1, 161LR-P-P-GF Rev1, 16LR-E-E-N&S, LOC 001 Rev 2, SITE 001, SITE 002 Rev 1.

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 No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

Reason - To provide satisfactory access and in the interests of highway safety.

- 5 No use of the driveway shall start on site until it has been fully surfaced in a hardstanding non-migratory material.

Reason - To provide satisfactory access and in the interests of highway safety.

Note to applicant:

In terms of the implementation of the vehicle crossover drop kerb however, applicants should be made aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, a secondary permission will be required from HCC to undertake the works on the highway.

Details of this process can be found via the following web address:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

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 "N. Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes