

MS RACHAEL SMITH
LIGHT HOUSE STUDIO
THE INCUHVIE SPACE
MAYFLOWER CLOSE
CHANDLER'S FORD
SO53 4AR

Application	H/23/95882
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
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Tuesday 28 November 2023

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

Application No. H/23/95882

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 20 September 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension
Site: 40 HARVEY ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6GT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 22019_001 Rev B, 22019_002 Rev B, 22019_003 Rev D, 22019_005 Rev A, 22019_010 Rev A, 22019_011 Rev A, 22019_020 Rev A, 22019_030 Rev A, 22019_100 Rev E, 22019_101 Rev D, 22019_102 Rev C, 22019_200 Rev E and 22019_300 Rev E.

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 single storey rear extension hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for separate and independent business, commercial or industrial purposes or as an independent residential unit.

Reason: To protect the amenity 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 the public sewers.

Reason: To protect public sewers.

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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes