

MR NIK KEATLEY
N & J DESIGN LTD
7 HEDLEY GARDENS
HEDGE END
SOUTHAMPTON
SO30 2WT

Application	H/23/95796
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
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Thursday 7 December 2023

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

Application No. H/23/95796

In pursuance of their powers under the above Act and in accordance with your application received on Monday 7 August 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side extension to replace car port
Veranda at rear of extension to link to terrace.
Terrace to be extended down to garden.
Single storey covered area on existing terrace.
Detached single storey garden room within the rear garden,
adjacent to the west boundary.

Site: 82 CHALK HILL, WEST END, SOUTHAMPTON, SO18 3DB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2022.10.01/PL04 Rev C, 2022.10.01/PL03 Rev C, 2022.10.01/PL02 Rev A, 2022.10.01/PL06 Rev A, 2022.10.01/PL05 Rev A, 2022.10.01/PL07 and 2022.10.01/PL08

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 the following plans numbered: 2022.10.01/PL04 Rev C and 2022.10.01/PL06 Rev A

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The development must accord with the arboricultural report reference HBD2321IAMS1. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

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 called. 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: Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read the New Connections Charging Arrangements documents which are available on the website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

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: It is requested that the building works are carried out considerably 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 (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