

MR MATTHEW TATE
MDT DESIGN
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/23/96399
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

Thursday 4 January 2024

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

Application No. H/23/96399

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 9 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension, loft conversion with alterations to fenestration and raised patio area
Site: 12 WHALESMEAD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 8HH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:01 Rev C

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 The first floor window[s] on the North/East elevation [as marked on the approved plan] shall either be:
- a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR
 - b) positioned at least 1.7 metres above the floor of the room in which [it is/ they are] installed. Once installed the window[s] shall be permanently maintained in that condition.

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

- 5 Any vegetation clearance required should be undertaken outside of the bird breeding season (March to September inclusive). If this is not possible the vegetation should be checked by a suitably qualified ecologist immediately prior to its removal.

Reason: To protect wildlife.

- 6 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 "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes