

MARC JAMES
MARCHITECTURE DESIGN
16 CITY BUSINESS CENTRE
HYDE STREET
WINCHESTER
SO23 7TA

Application	H/23/96420
Please ask for	Dorothy Hei-Tung-Hoh
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Thursday 11 January 2024

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

Application No. H/23/96420

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 14 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension. Roof alteration to enlarge first-floor accommodation.
Site: 70 FREEGROUNDS ROAD, HEDGE END, SOUTHAMPTON, SO30 0JA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 103, 101 Rev A, 100 and 102

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 those in the Application Form and the following plan numbered: 101 Rev A.

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

- 4 No access other than Freegrounds Road shall be formed to the site.

Reason: To ensure that there is only one vehicular access to the property and in the interests of residential amenity.

Note to Applicant: Any modification to the fencing would require consent from the affected neighbours.

Note to Applicant: In the extremely unlikely event that a bat is found should permission be granted, works should stop immediately and Natural England informed: <https://www.bats.org.uk/advice/bat-found-during-building-works>

Note to Applicant: It is requested that the building works are carried out considerately 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



Nicholas Parker
Planning Manager

N.B. See Attached Notes