

ALEC MARTIN
24 CASTLE LANE
CHANDLER'S FORD
EASTLEIGH
SO53 4AG

Application	H/23/96409
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Tuesday 16 January 2024

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

Application No. H/23/96409

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

Description: Single storey front extension to the attached garage.
Site: 24 CASTLE LANE, CHANDLER'S FORD, EASTLEIGH, SO53 4AG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 012 Rev A, 011 Rev A, 009 Rev A, SL01, 008 Rev A, 003, 006, 001, 007, 004, 005, 010, 002 and LOC01.

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.

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. The initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways. 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 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

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