

MR BRIAN RYVES
87 RUSKIN ROAD
EASTLEIGH
SO50 4LA

Application	H/23/96465
Please ask for	Dorothy Hei-Tung-Hoh
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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/23/96465

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 22 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Existing prefabricated garage demolished and new garage erected
Site: 5 CONSTANTINE AVENUE, CHANDLER'S FORD,
EASTLEIGH, SO53 2AH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, SITE 01 Rev A, EXIST 01 and PRO 01 Rev B.

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

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

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