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Application	H/23/96496
Please ask for	Alexandra Stone
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Friday 19 January 2024

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

Application No. H/23/96496

In pursuance of their powers under the above Act and in accordance with your application received on Monday 27 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: First floor extension
Site: 52 ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30
4AG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: D8423_41/sk01 rev P2, D8423_41/sk02 rev P3, D8423_41/01 rev P1, D8423_41/05 rev P1, D8423_41/06 rev P1, D8423_41/07 revP1 and LOC008,

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 West and South elevation(s) [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.

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/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>

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