

MR SHAUN POLMEER
43 CHILLERTON
NETLEY ABBEY
SOUTHAMPTON
SO31 5GW

Application	H/23/96422
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
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Monday 29 January 2024

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

Application No. H/23/96422

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 15 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Proposed two storey side extension and single storey rear extension (revised scheme to planning permission H/21/91315) (Part Retrospective)
Site:	43 CHILLERTON, NETLEY ABBEY, SOUTHAMPTON, SO31 5GW

Subject to due compliance with the following conditions:

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

Existing Floor Plans and Elevations: EC01-100-1ST
Proposed Site Plan: EC01-1001-A
Proposed Floors Plans and Elevations: EC01-101-B
Location Plan: EC01-900-A

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: The public water distribution main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future access for maintenance.

- No excavation, mounding or new tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water.

- No new soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public water main.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf. Furthermore, 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: There are specific legislative requirements for the Highways Authority, Planning Authority, Developers and Landowners with respect to the PROW network. Where no changes are proposed to Public Rights of Way, the Planning Authority shall be aware of the following, and we request that the applicant is made aware of the following requirements through informatives where appropriate found via this link

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