

MR MATTHEW TATE
MDT DESIGN
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/23/96538
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Monday 12 February 2024

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

Application No. H/23/96538

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 19 December 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of a single storey garden room at the front garden
(AMENDED DESCRIPTION)
Site: 255A WINCHESTER ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 2DX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 3138/12_01_A and LOC 001.

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 must match as closely as possible, in type, colour and texture those used on the existing building or otherwise be in accordance with those in the Application Form or be in accordance with the following plan numbered: 3138/12_01_A

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

- 4 The development hereby permitted shall only be used for purposes ancillary to the residential use of the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

Reason: The site is not considered suitable for subdivision or to be in a non-residential use.

- 5 The existing hedges along the southern and western boundaries of the site shall be retained to a height of no less than 2.6m.

Reason: In the interests of the visual amenity of the locality

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes