

MISS BEATRIX KOVACS
109 NUTBEEM ROAD
EASTLEIGH
SO50 5JR

Application	H/23/96625
Please ask for	Claire Campbell-Best
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Tuesday 20 February 2024

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

Application No. H/23/96625

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 28 December 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension following demolition of existing covered terrace structure. (Retrospective)
Site: 43 NAVIGATORS WAY, HEDGE END, SOUTHAMPTON, SO30 2GP

Subject to due compliance with the following conditions:

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

Location and Block Plans - 23_27_001 Rev B
Existing Ground Floor Plan - 23_27_101 Rev B
Existing First Floor Plan - 23_27_102 Rev B
Proposed Ground Floor Plan - 23_27_103 Rev B
Proposed First Floor Plan - 23_27_104 Rev A
Existing North and South Elevations Plan - 23_27_201 Rev A
Existing East and West Elevations Plan - 23_27_202 Rev B
Proposed South Elevation Plan - 23_27_203 Rev A
Proposed East and West Elevations Plan - 23_27_204 Rev B

Reason: For the avoidance of doubt and in the interests of proper planning.

Note to Applicant: Southern Water records indicate that the extension will build close/over a 150 mm public foul sewer. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before Southern Water is able to consider the works. The applicant is advised to apply to Southern Water for approval of the works through the Build Over Public Sewer application process. Further advice is provided within Southern Water's consultation response, which is available on the Council's Website via this link

Note to Applicant: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for the development that has been commenced and/or completed.

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