

MR CHRIS MCDERMOTT
CMC DESIGN ARCHITECTURAL SERVICES
23 MALIBRES ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5DS

Application	H/24/96652
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
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Friday 1 March 2024

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

Application No. H/24/96652

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 3 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension following demolition of existing rear extension and lean-to
Site: 71 NUTBEEM ROAD, EASTLEIGH, SO50 5JR

Subject to due compliance with the following conditions:

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

Site Layout Plan (and Location Plan) - 875/11/100 Rev A
Existing Floor Plan - 875/11/101
Existing Elevations - 875/11/102
Proposed Floor Plans - 875/11/103 Rev A
Proposed Elevations - 875/11/104 Rev 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 must match as closely as possible, in type, colour and texture those listed in Materials Section of the application form and approved drawing 874/11/104 Rev A (Proposed Elevations)

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

Note to Applicant: It is possible that a sewer now deemed to be public could be crossing the development of the 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: 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