

MR ROBERT NARRAMORE
SEAFIELDS
DODWELL LANE
BURSLEDON
SOUTHAMPTON
SO31 1DJ

Application	H/24/96755
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell- best@eastleigh.gov.uk

Thursday 7 March 2024

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

Application No. H/24/96755

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 31 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Conversion and front extension to garage to include a pitched roof and creation of front porch
Site: 3 BEAVER DRIVE, BISHOPSTOKE, EASTLEIGH, SO50 8NA

Subject to due compliance with the following conditions:

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

PL/05 - Location and Block Plan, Existing and Proposed Floor and Elevations Plan

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 The Materials Section of the application form.

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 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: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

Note to Applicant: You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier where the building owner intends to carry out work which involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at www.communities.gov.uk.

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