

MR ROB WINZAR
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STUBBINGTON
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Application	H/24/96802
Please ask for	Claire Campbell-Best
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Tuesday 19 March 2024

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

Application No. H/24/96802

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: Erection of outbuilding comprising of a garage, workshop and home office in rear garden. (Resubmission application)
Site: NETLEY GREEN COTTAGE, LOWFORD HILL, BURSLEDON, SOUTHAMPTON, SO31 8ER

Subject to due compliance with the following conditions:

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

Location, Site, Floor and Elevations Plan - 23-32-01 Rev F

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 Notwithstanding the approved plans, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, any time, be used for business, commercial or industrial purposes or as an independent residential unit.

Reason: To protect the amenity of the adjoining residential properties.

- 5 No development shall commence until measures for the protection of the public sewers have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall then be carried out in accordance with the approved details.

Reason: To ensure adequate protection of public water apparatus, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

Note to Applicant: The applicant is advised to contact Building Control with regards to the adequacy of the soakaways to dispose of surface water from the proposed development.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 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, appearing to read "N Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager
N.B. See Attached Notes