

MRS VALERIE HEWITT
YEW TREE COTTAGE
THE GROVE
BURSLEDON
SOUTHAMPTON
SO31 8BH

Application	H/24/96731
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

Thursday 21 March 2024

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

Application No. H/24/96731

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 25 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Installation of dormer window in side roof slope. Proposed dormer to replace 4.no existing velux roof windows. Alterations to fenestration
Site:	YEW TREE COTTAGE, THE GROVE, BURSLEDON, SOUTHAMPTON, SO31 8BH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PS1, ES1, PS2, EP1, LOC 01, EE1, FF1, EF1, EE2, SP1, RP1, EP2, GF1 and RP2.

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 in the construction of the external surfaces of the development hereby permitted shall be in accordance with those in the

Application Form or otherwise be in accordance with the following plan numbered: EP2

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

- 4 No parking of vehicles, storage or use of machinery, equipment or materials shall take place within The Grove during the construction period of the development hereby permitted.

Reason: In the reason of pedestrian and highway safety.

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Note to Applicant: It is requested that the building works are carried out considerately 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