

MR COLIN DODDS
C.P. ARCHITECTURAL LTD
9 FOXCOTTE CLOSE
CHARLTON
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Application	H/24/96762
Please ask for	Alexandra Stone
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Monday 8 April 2024

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

Application No. H/24/96762

In pursuance of their powers under the above Act and in accordance with your application received on Monday 12 February 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed single storey rear extension.
Site: 12 BEECH CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1NE

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Location Plan 12 Beech Close, SO53 1NE
 - Existing & Proposed Plans & Elevations and Typical Cross Sections 01/SAVAGE/23 Rev B
 - Arboricultural Development Statement CBA11393 v1 (January 2024)
 - Tree Survey Report CBA11393 v2 (August 2023)
 - Flood Risk Assessment

- Proposed Garden Wall Plans & Elevations with sections & Topography Survey of proposed Floor Levels, Patio Levels & Retaining Wall levels 02/SAVAGE/23

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

- 3 The development must accord with the arboricultural report reference CBA11393 v1. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 4 The materials to be used must match as closely as possible, in type, colour and texture those listed in the application form.

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

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 that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes