

MR ANTHONY BROWN
DWELL DESIGN
CHERRY TREE FARM
LIBERTY ROAD
NEWTOWN
FAREHAM
PO17 6LD

Application	H/23/96641
Please ask for	Dorothy Hei-Tung-Hoh
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Tuesday 23 April 2024

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

Application No. H/23/96641

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 16 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Demolition of existing side extension, rear conservatory, and garage. Erection of new single storey side and rear extensions. Addition of a new garage (with a heat pump and photovoltaic) and a pergola erected in the rear garden. Alterations to fenestration (AMENDED DESCRIPTION)
Site:	46 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: (pl)03 Rev C, (pl)08 Rev A, (pl)07 Rev A, (pl)02, (pl)04, (sk)08, (pl)01 and (pl)05.

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 match in type, colour and texture those used on the existing building or otherwise be in accordance with the following plans numbered: (pl)07 Rev A and (pl)08 Rev A.

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

- 4 No development, including demolition, shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- a) Methods of construction works;
- b) The arrangements for deliveries associated with all construction works;
- c) Location of temporary site buildings, compounds, construction material and storage areas;
- d) Measures to minimise dust, noise and vibration;
- e) Measures to ensure dirt is not transferred onto the highway from the site;
- f) provision for storage, collection, and disposal of rubbish from the development during construction period;
- g) hours of working.

Construction work shall only take place in accordance with the approved CEMP.

Reason: To limit the impact the development has on the amenity of the locality and to protect biodiversity.

- 5 The garage hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at 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.

- 6 Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Reason: To protect the public sewers.

Note to Applicant: It is requested that the building works are carried out considerably 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes