

MR NICHOLAS JENKINS
COAST ARCHITECTURE LTD
THE HAWTHORNS
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WARSASH
SO31 9JL

Application	H/24/96852
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/24/96852

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:	Demolition of the existing garage. Single storey side and rear extensions with roof lights. Alterations to fenestration (amendment to H/23/95536)
Site:	17 MALLOW ROAD, HEDGE END, SOUTHAMPTON, SO30 4TQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 001, 101 Rev B and LOC 01

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 the following plans numbered: 101 Rev B and Material Schedule 18-04-24.

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

- 4 The development must accord with the arboricultural report reference JFA0324. 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 LPA.

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

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. Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes