

MR MATTHEW HOLMES
SPRUCE TOWN PLANNING LTD
UNIT 9
FLEMING COURT BUSINESS CENTRE
LEIGH ROAD
EASTLEIGH
SO50 9EU

Application	H/24/97098
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Tuesday 14 May 2024

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

Application No. H/24/97098

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 27 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of a detached car port at the front of the site
Site: GLEN HOUSE, CHURCH HILL, WEST END, SOUTHAMPTON, SO30 3AT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 02 Rev B, 05, 03 and 06.

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 Application Form, or as details in the Planning Statement.

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

- 4 The development must accord with the arboricultural report reference 23_5837_07_53. No excavation, demolition or development related works shall commence (phase 4, as set out in the report) 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.

- 5 Supervision, as set out in the Inspection Schedule (paragraph 2.1) of the approved arboricultural method statement reference 23_5837_07_53, shall be carried out by a retained arboricultural consultant. Evidence of compliance of each "phase" must be submitted to Eastleigh Borough Council prior to the commencement of the next sequential phase (phases 1, 2 and 3 may be completed as one).

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

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