

MR ALFIE GOSS
LANDMARK DESIGN
THE OLD BARN CLEWERS LANE
WALTHAM CHASE SOU...
SO32 2LP

Application	H/24/96783
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell-best@eastleigh.gov.uk

Friday 24 May 2024

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

Application No. H/24/96783

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 3 April 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Retrospective application for temporary storage container in front garden. Construction of attached single garage and outbuilding in rear garden
Site:	11 DARTINGTON ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6NQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:

Site Plan - 001 Rev A
Proposed Site Layout Plan - 002 Rev A
Existing Elevation and Floor Plan (Garage) - 010
Proposed Elevations and Floor Plan (Garage) - 100
Proposed Elevations and Floor Plan (Rear Workshop) 101 Rev B
Elevations and Floor Plan (Storage Container) - 102 Rev A
Location Plan - LOC003

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 must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form and approved plans 100 (Proposed Garage) and 101 (Outbuilding)

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

- 4 The storage container hereby permitted shall be for a limited period expiring 3 years on from the date of this permission. On or before this date.

a) the structure and any associated materials and equipment shall be removed from the site;
b) the land shall be restored to its former use and condition in accordance with the details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: The development is of a type not considered suitable for permanent retention

- 5 The garage and outbuilding 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 Note to Applicant: There is a record of bats near this property. In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. 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>.

- 7 Note to Applicant: Biodiversity enhancements have been recommended. Built in bat and swift nest bricks/boxes are preferred. Swift boxes can be used by other species if swifts are not using them. Bee bricks, log and brushwood piles and

planting native species which produce fruit and seeds for pollinators are also recommended.

Note to Applicant: The applicant is advised to seek Building Regulations approval for the outbuilding.

Note to Applicant: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for development that has been commenced and/or been completed.

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

Nicholas Parker
Planning Manager

N.B. See Attached Notes