

MR JOHN WYATT
AUBREY COTTAGE
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CHIDHAM
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Application	H/24/97246
Please ask for	Dorothy Hei-Tung-Hoh
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Wednesday 19 June 2024

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

Application No. H/24/97246

In pursuance of their powers under the above Act and in accordance with your application received on Friday 26 April 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Ground floor rear and side extensions following the demolition of the existing store. Internal alterations on ground and first floors. Roof lights. Alterations to fenestration.
Site:	35 SEA VIEW ESTATE, NETLEY ABBEY, SOUTHAMPTON, SO31 5BQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PA / SV / 6.4, PA / SV / 5.7, PA / SV / 20.1, PA / SV / 8.1, 139/001 and 139/002.

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 plan numbered: PA / SV / 6.4.

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

- 4 No construction shall start until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. This shall include details and timings of deliveries, protective measures to safeguard the cul-de-sac from construction traffic, access and parking arrangements for construction vehicles and measures for minimising noise, dust and mud on the surrounding roads. Construction work shall only take place in accordance with the approved method statement.

Reason: To limit the impact the development has on the amenity of the locality.

Note to Applicant: To avoid disturbance of nesting birds or damage to their nests, it is recommended that any work impacting the nests be done outside the bird-nesting season (typically March – September, dependent on weather).

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes