

MR NEIL PALMER
PINE LODGE
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SO16 7JH

Application	H/24/97353
Please ask for	Claire Campbell-Best
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Tuesday 2 July 2024

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

Application No. H/24/97353

In pursuance of their powers under the above Act and in accordance with your application received on Friday 10 May 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side and rear extensions following removal of existing rear reception room and partial garage conversion
Site: 3 PRIMROSE CLOSE, HEDGE END, SOUTHAMPTON, SO30 0LL

Subject to due compliance with the following conditions:

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

10548-PL-01 Rev B - Block and Location Plans
10548-PL-02 Rev A - Existing Elevations and Floor Plans
10548-PL-03 Rev A - Proposed Floor and Roof Plans
10548-PL-04 Rev B - Proposed Elevations

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 approved drawing 10548-PL-04 Rev B (Proposed Elevations).

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

- 4 No additional or altered window shall be constructed in the southern elevation of the development hereby approved.

Reason: To protect the amenity and privacy of the adjoining residential properties.

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.

- 6 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes