

MRS AMY COOLEY  
71-75 SHELTON STREET  
COVENT GARDEN  
LONDON  
LONDON  
WC2H 9JQ

|                |                                 |
|----------------|---------------------------------|
| Application    | H/24/97430                      |
| Please ask for | Rebecca Altman                  |
| Direct dial    | 023 8068 8266                   |
| Working hours  | Mon to Fri 8:30am to 5pm        |
| Email          | rebecca.altman@eastleigh.gov.uk |

Thursday 4 July 2024

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

Application No. H/24/97430

In pursuance of their powers under the above Act and in accordance with your application received on Friday 31 May 2024 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Extension and conversion of detached garage to create self-contained annex (amended description)  
**Site:** 16 BRIDGE CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8AN

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
  - TQRQM24136103320119 – Site Plan
  - A401 – Site Plan Existing and Proposed
  - A403 – Existing Location Plan
  - A405 – Proposed Location Plan

- A406 – Proposed with Existing Overlay
- A101 – Existing Ground Floor
- A102 – Proposed Ground Floor
- A201 – Existing Elevations Front and Rear
- A202 – Existing Elevations SE and NW
- A203 – Proposed Elevations Front and Rear
- A204 – Proposed Elevations SE and NW
- A901 – 3D Layouts

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to commencement of the development hereby permitted, details of measures for the protection of public sewers shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with Southern Water. The development shall be carried out in accordance with the approved details.

Reason: To ensure protection of public sewers in accordance with Policy DM6 of the Eastleigh Borough Local Plan 2016-2036.

- 4 The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation.

Reason: The property is not suitable for sub-division into two separate dwellings.

- 5 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match as closely as possible in type, colour and texture those used on the existing dwelling.

Reason: To ensure a satisfactory visual relationship between the new development and the existing, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: The conditions and application associated with the build-over of a public sewer are available at Southern Water's Get Connected Service: Home ([southernwater.co.uk](http://southernwater.co.uk))

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: Home ([southernwater.co.uk](http://southernwater.co.uk)).

Please refer to Southern Water's consultation response for further advice.

Note to applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. 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>.

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