

MR MATTHEW TATE
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/24/97478
Please ask for	David Huckfield
Direct dial	023 8068 8811
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Tuesday 9 July 2024

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

Application No. H/24/97478

In pursuance of their powers under the above Act and in accordance with your application received on Friday 24 May 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use of oak framed garden room in rear garden to annexe and garden machinery store.
Site: SILVER BIRCHES, ALLINGTON LANE, WEST END, SOUTHAMPTON, SO30 3HQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1486/08_550_B.

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 Prior to the development hereby approved being brought into use, a minimum of one bat or bird box shall be installed on the building.

Reason: To provide a net gain for biodiversity.

- 4 The annexe shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as Silver Birches, Allington Lane, West End, Southampton, SO30 3HQ (as identified on approved drawing ref: 1486/08_550_B.).

Reason: To ensure that the building functions as ancillary accommodation only and as the site is not suitable for sub-division into two separate dwellings.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework, 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