

MR PAUL BLAY
35 CRANMER DRIVE
NURSLING
SOUTHAMPTON
SO16 0TD

Application	H/24/97428
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

Wednesday 10 July 2024

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

Application No. H/24/97428

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 22 May 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Conversion and single storey extension to existing garage and addition of single storey rear extension to replace existing conservatory (Revised scheme approved under H/22/92355)(Retrospective Application)
Site:	7 STUBBS DROVE, HEDGE END, SOUTHAMPTON, SO30 0FU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 03212 Rev A - Existing Floor Plans
 - 03213 Rev A - Existing Roof Plan
 - 03214 Rev A - Existing Elevations Plan
 - 03215 Rev A - Existing Elevations Plan
 - 03216 Rev A - Proposed Floor Plans
 - 03217 Rev A - Proposed Elevations Plan
 - 03218 Rev A - Proposed Elevations Plan
 - 03219 Rev A - Proposed Elevations Plan
 - 03220 Rev A - Site Layout Plan
 - LOC 001 - Location Plan

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

- 2 The annex 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. Once constructed the annex shall retain the internal door connecting to the main dwelling.

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

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.

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.

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.

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