

MR ROBERT NARRAMORE
SEAFIELDS
DODWELL LANE
BURSLEDON
SOUTHAMPTON
SO31 1DJ

Application	H/24/96969
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon to Fri 8:30am to 5pm
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Wednesday 24 July 2024

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

Application No. H/24/96969

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 6 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Remodelling of dwelling to include: first floor side extension and roof; alterations to materials; revised fenestration and doors; replacement front porch; erection of detached car port with solar panels; and conversion of existing detached garage to home office with alterations to materials and fenestration
Site:	SOUTH WOODS, SALTERNS LANE, BURSLEDON, SOUTHAMPTON, SO31 8DH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL01, PL02, PL03, PL04 Rev.A, PL05 Rev.A, PL06 Rev.A, PL07 & PL08.
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 No development shall start until details (and samples where requested) of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.
- 4 No work on the construction of the first floor side extension hereby permitted shall commence until the existing single storey front extension and main entrance porch have been removed.
Reason: In order to comply with the requirements of Policy BU7 of the adopted Eastleigh Borough Local Plan 2016-2036.
- 5 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.
Reason: To protect the amenities of the occupiers of nearby properties.
- 6 The converted garage/boat store hereby permitted shall only be used in conjunction with occupiers of the main dwelling and shall not at any time be used independently for business/commercial or residential purposes.
Reason: To protect the amenity of the adjoining residential properties and the character of the area.
- 7 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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: Please be aware that bats may be present behind/underneath the tile-hanging which is to be removed and/or roof tiles. Care should be taken when removing tiles and should any evidence of bats be found, works must stop and appropriate advice sought.

Yours faithfully



Nicholas Parker
Planning Manager

N.B. See Attached Notes