

MISS KELLIE DONOVAN
23 HARDWICKE WAY
HAMBLE-LE-RICE
SOUTHAMPTON
SO31 4LN

Application	H/24/97241
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Tuesday 30 July 2024

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

Application No. H/24/97241

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 17 April 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of a double-storey rear extension and erection of an outbuilding comprising of a carport, garage and study.
Site: 23 HARDWICKE WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4LN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P - 011 Rev C, P - 012 Rev B, P - 010 Rev B, P - 20, P - 001 and P - 002.

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building or otherwise be in accordance with the following plans numbered: P - 011 Rev C and P - 20.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The outbuilding hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

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

- 5 The development hereby permitted shall be implemented in accordance with the submitted precautionary working method statement (Rev A).

Reason: To protect and enhance biodiversity.

- 6 Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Reason: To protect drainage apparatus.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (September 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 the first name "N" being a large, stylized letter.

Nicholas Parker
Planning Manager

N.B. See Attached Notes