

MR ROBERT NARRAMORE
SEAFIELDS
DODWELL LANE
BURSLEDON
SOUTHAMPTON
SO31 1DJ

Application	H/24/97562
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

Monday 12 August 2024

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

Application No. H/24/97562

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 11 June 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Extensions to detached summer house and extension to detached garage
Site: LYNCHIES, 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:
 - Summerhouse Existing and Proposed Elevations and Floor Plans - PL02
 - Garage Existing and Proposed Elevations and Floor Plans - PL03
 - Location and Block Plan - PL04
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Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form and the approved drawings.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 3 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.

- 4 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.

- 5 The garage 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: To protect the amenity of the adjoining residential properties.

- 6 The development hereby permitted shall be implemented in full with the recommended ecological enhancements outlined in Section 5.6 of the Hampshire Ecological Services Ltd - Preliminary Roost Assessment Report - August 2024. This will include the installation of a bat box on a mature tree within the site and a swift box on the exterior of the main house to either the north, northeast or northwestern elevations.

Reason: To ensure the development will not harm protected wildlife species

Note to Applicant: If any great crested newts are found during works than all works will stop, and a suitably qualified ecologist will be contacted. Depending on where it is found, surveys and a European Protected Species (EPS) license from Natural England may be required, or works may be able to proceed working under a site-specific method statement.

Note to Applicant: The lower levels wood and building material in the wood store on the south elevation (rear) of the garage will be dismantled by hand and with due care to prevent any injury to hedgehogs (or other small mammals) that could be present. In addition, all building debris and materials will be tidied

away and disposed of in a skip or stored in such a way as to prevent small mammals (such as hedgehogs) from nesting in or under them.

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)

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).

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

- 10 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