



Conditions Document

**LYNCIES, SALTERNS LANE, BURSLEDON,
SOUTHAMPTON, SO31 8DH**

**Extensions to Detached Summer House and Extension to
Detached Garage**

H/24/97562

Client:	Mr and Mrs B Couchman
Date of Report:	4th September 2024
Prepared by:	BPS Design Consultants Ltd Seafields Dodwell Lane Bursledon Southampton SO31 1DJ

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1.0 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 • Reason: For the avoidance of doubt and in the interests of proper planning.	No Further Action Required.
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.	No Further Action Required.
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.	No Further Action Required.
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.	See drawings PL02,PL03,PL04 rev A,PL05,PL06 and PL07. The sewer is under the summer house (classed as a temporary structure), This structure has no foundations and sits on a slab, the area built over is less than 6m in length and the pipe diameter is less than 225mm in diameter so no building over agreement is required. The garage extension is more than 3m away from the sewer. So has no effect on the sewer. A detailed site survey has been undertaken and the route and parameters of the sewer are shown refer to PL07.
5.	The garage shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for	No Further Action Required.

	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	No Further Action Required.

2.0 Summary

The summer house is classed as a temporary structure as it has no foundations, the proposed alterations result in less than 6m of the sewer being built over, so no build over agreement should be required.

The garage extension is more than 3m away from the sewer so it has no effect on the sewer.

Authorised for BPS Design Consultants Ltd, 4th September 2024



Robert Narramore IEng MICE
Managing Director