

MR ANDREW MARKS
RIVERS BEND
HAMBLE WOOD
BOTLEY
SOUTHAMPTON
SO30 2GX

Application	F/24/97694
Please ask for	David Huckfield
Direct dial	023 8068 8811
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Tuesday 24 September 2024

Application No. F/24/97694

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

Description: Change of use from 3no. 1-bedroom flats to 1no. 4-bedroom dwellinghouse to include conversion of existing garage.

Site: BY THE WAY, BURNETTS LANE, HORTON HEATH, SO50 7DG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered/referenced: Location Plan, PLAN 1B GARDEN, PLAN 1A.

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 to those used on the existing building.

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

- 4 The development hereby permitted shall not be occupied until the parking area as denoted on drawing reference PLAN 1A has been provided in accordance with the approved plans. These spaces shall thereafter be permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwellinghouse as a residence.

Reason: To make provision for adequate off street parking in the interests of highway safety.

- 5 The dwelling hereby approved shall not be occupied until the garden area has been enclosed in accordance with the details as shown on approved drawing reference: PLAN 1B GARDEN. The garden area shall thereafter be maintained in that condition.

Reason: To ensure that a suitable area of private amenity space is provided for the residents of the development.

- 6 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A to E (inclusive) of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.

Reason: To ensure that an appropriate level of external amenity space is maintained and in the interests of the amenities of the area.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework, 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, appearing to read "N Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager

N.B. See Attached Notes