

MR JAMES POTTER
JAMES POTTER ASSOCIATES
SUITE 1
WINTER WORKS REAR OF 119 WINTER ROAD
SOUTHSEA
PORTSMOUTH
PO4 8DS

Application	H/24/98138
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

Friday 25 October 2024

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

Application No. H/24/98138

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

Description:	Retrospective Application: Erection of detached outbuilding for use as residential annexe.
Site:	10 BRIDGE CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8AN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 24049-PL-001 Rev P04, 24049-PL-002 Rev P03, 24049-PL-003 Rev P02 and 24049-PL-004 Rev P03.

Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling. It shall not at any time be sold off, used for business or commercial purposes, or occupied as an independent unit of

accommodation.

Reason: To protect the amenity of the adjoining residential properties.

Note to Applicant: Please note that the applicant has a legal obligation to replace the previously removed ash tree. A replacement tree must be planted, consisting of one English oak with a girth of 10-12cm, to be planted as close as possible to the location of the removed ash tree.

Note to Applicant: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for development that has been commenced and/or been completed.

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