

MR CHRISTOPHER MARK VAN ESSEN
STUDIO ESSEN LTD
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Application	H/24/98020
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
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Tuesday 29 October 2024

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

Application No. H/24/98020

In pursuance of their powers under the above Act and in accordance with your application received on Friday 23 August 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of detached outbuilding in rear garden
Site:	94 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - GR-PL-100 - Existing Block and Location Plan
 - GR-PL-101 - Existing Elevations and Floor Plans
 - GR-PL-102 - Proposed Block and Location Plan
 - GR-PL-103 Rev A - Proposed Elevations and Floor Plans for Outbuilding (showing main house)

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 must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

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

- 4 The development 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: To protect the amenity of the adjoining residential properties.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

- 6 Note to applicant: There are opportunities for the site to be enhanced to benefit wildlife. The building may be suitable for a bat or bird box and additional planting could be provided to attract birds and pollinating insects. Further information about bat boxes can be found via the following link: [Home - Bat Conservation Trust \(bats.org.uk\)](https://www.bats.org.uk). Links to further advice are set out in the Ecologist's response to the application.

- 7 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes