

ROBERT TUTTON
TOWN PLANNING CONSULTANTS LTD.
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Application	H/24/98368
Please ask for	Rachael Morris
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Tuesday 3 December 2024

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

Application No. H/24/98368

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 15 October 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed erection of a detached garage with a home office
(Resubmission of application H/24/97077).
Site: WHITE OAKS, PROVIDENCE HILL, BURSLEDON,
SOUTHAMPTON, SO31 8AT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: SD-2446-03 Rev E

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 No development shall start above damp-proof course (DPC) until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all soft landscaping and shall provide details of proposed planting species and timings for all landscaping. The works shall be carried out in accordance with the approved plans. While the development is in place, for a period of no less than 10 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: In the interests of the visual amenity of the locality.

- 5 The proposed biodiversity enhancements, as shown on plan SD-2446-03 Rev E, shall be in place prior to first use of the development hereby approved. The enhancements shall be hereafter retained for the lifetime of the development.

Reason: To ensure a biodiversity enhancement in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)

- 6 The soakaway, as shown on plan SD-2446-03 Rev E, shall be in place prior to first use of the development hereby approved and retained for the lifetime of the development.

Reason: To ensure suitable on-site surface water drainage can be provided.

- 7 The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for commercial or industrial purposes or as an independent residential unit.

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

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website by following the links to 'Planning and building' and then 'Building Control' where the 'Considerate Builders Advice Note' can be found.

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