

MR ANDREW HITT
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Application	H/24/97104
Please ask for	Alexandra Stone
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Friday 20 December 2024

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

Application No. H/24/97104

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

Description:	Removal of garden shed and erection of detached timber garden room and store
Site:	SKYLARK, SALTERNS LANE, BURSLEDON, SOUTHAMPTON, SO31 8DH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 15:1998:9B and 15:1998:10.

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 stated on the approved plans and 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 submitted and approved Ecological Appraisal report by Hampshire Ecological Services (November 2024). shall be adhered to in full. This is to include recommendations and enhancements as set out in section 5 of the report. A Natural England mitigation licence is required before work can commence.

Reason: To ensure a biodiversity enhancement, the protection of habitats and protected species, in accordance in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036).

- 5 No excavation, demolition or development related works shall take place on site until an arboricultural method statement, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved document must be adhered to in full and may only be modified subject to written agreement from the LPA.

Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

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, appearing to read "N Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager

N.B. See Attached Notes