

PHILIP LAURENSEN
ADP CHARTERED ARCHITECTS LTD
RICHMOND COURT
94 BOTLEY ROAD
PARK GATE
SOUTHAMPTON
SO31 1BA

Application	H/24/97187
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
Email	rebecca.altman@eastleigh.gov.uk

Thursday 27 March 2025

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

Application No. H/24/97187

In pursuance of their powers under the above Act and in accordance with your application received on Friday 12 April 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:

Proposed garage with first floor ancillary accommodation, rebuilding of brick boundary wall and new internal courtyard wall (revised scheme approved under H/22/93352) together with single storey side extension to main house, alterations to existing outbuilding with attached car port linked to proposed garage and covered walkway to main house, replacement vehicular and pedestrian gates, creation of new timber gate, new wall and associated tree works and external landscaping.

Site:

GREYWELL, HIGH STREET, BURSLEDON,
SOUTHAMPTON, SO31 8DL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:

- 2001-01d – Site Layout Plan
- 2001-02a – Proposed Elevations, Floor and Roof Plan (Garage and Outbuilding)
- 2001-03a – Proposed Elevations and Section (Main House)
- 2001-04a – Proposed Ground Floor Plan (Main House)
- 2001-05b – Boundary Walls Details
- 2001-06a – Proposed Entrance Gates
- 2001-10a – Existing Elevations (Main House)
- 2001-11 – Existing Ground Floor Plan (Main House)
- 2001-L01 – Location Plan
- 9548-03-1 – Existing Outbuilding

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 and on the approved drawings.
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 a residential unit.
Reason: To protect the amenity of the adjoining residential properties.
- 5 The development must accord with the arboricultural report reference CBA11800v1. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the Local Planning Authority.
Reason: To retain and protect the existing trees which form an important part of the locality.
- 6 No development shall commence until measures for the protection of the public sewers have been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure adequate protection of the public water apparatus.

- 7 The development shall be carried out in accordance with the landscape details shown on plan ref. 2001 01 Rev. D and the specification and maintenance details set out in the 'Landscape Condition Discharge Report' prepared by Ross Consulting, dated 17.03.25.

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

- 8 The development hereby permitted shall be implemented in full with the recommendations outlined in Section 5 of the Peach Ecology – Preliminary Ecological Appraisal V2 – November 2024.

Reason: To protect wildlife species and to provide biodiversity enhancements on site.

Note to Applicant: The conditions and application associated with the build-over of a public sewer are available at Southern Water's Get Connected Service: Home (southernwater.co.uk) Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: Home (southernwater.co.uk). Please refer to Southern Water's consultation response for further advice.

Note to Applicant: Great crested newts and reptiles have been ruled out in the area of construction due to the grass being mown and kept short. The following precautionary measures are recommended:

- The garden must continue to be kept closely mown throughout the works to prevent suitable habitat from developing.
- Any piles of building materials must be kept on gravel, pallets or hard standing, so they do not provide potential habitat for small animals.
- Any piles of logs or vegetation must be cleared by hand.
- No fires can be lit on site.
- Any excavations must be covered at night or fitted with small animal escape ramps (rough slanted board).

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2024), 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