

MRS AMY COOLEY
71-75 SHELTON STREET
LONDON
WC2H 9JQ

Application	H/24/98564
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Thursday 10 April 2025

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

Application No. H/24/98564

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

Description:	Single storey flat roof rear extension. Hip to gable loft conversion with a rear flat roof dormer and two front gable dormers. Conversion and extension of the existing single storey detached garage to provide two bedrooms, a bathroom, and a kitchenette
Site:	5 BEVERLEY GARDENS, BURSLEDON, SOUTHAMPTON, SO31 8FD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: A101 Rev G, A102 Rev G, A103 Rev I, A104 Rev G, A105 Rev H, A106 Rev F, A107 Rev H, A108 Rev C, A109 Rev B, A201 Rev G, A202 Rev H, A203 Rev C, A301 Rev E, A401 Rev E, A402 Rev F, and LOC 01.

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation, or as a holiday let.

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

- 5 The first-floor side-facing window serving the en-suite bathroom shall be obscure glazed to Pilkingtons Level 3 or greater, with any opening parts positioned at least 1.7 metres above the floor level of the room.

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

- 6 The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.

Reason: In order to protect public sewers.

Note to Applicant: In line with Local Plan Policy DM11 and Paragraph 180 of the National Planning Policy Framework, the applicant is strongly encouraged to incorporate biodiversity enhancements into the development, including (but not limited to) bat and bird boxes, hedgehog access gaps, planting of pollinator-friendly species, and provision of shelter areas for wildlife. Further advice is available from the Bat Conservation Trust and other ecological organisations.

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/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>

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 www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 39 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