

MR NICHOLAS JENKINS
THE HAWTHORNS 105 DIBLES ROAD
WARSASH SOUTHAMPTON
SO31 9JL

Application	H/25/99030
Please ask for	Clare Martin
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Monday 28 July 2025

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

Application No. H/25/99030

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 13 May 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Construction of front porch, detached garden store and extension to existing car port.
Site:	RIVER BARN, 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: C24-036-001RevB, C24-036-002, C24-036-102, C24-036-103RevB,

Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the Local Planning Authority. The approved arboricultural documents must be adhered to in full, 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 amenity of the locality

- 3 The works hereby consented shall start no later than three years from the date of this permission.

Reason: To comply with Section 74 of the Planning [Listed Buildings and Conservation Areas] Act 1990.

- 4 The materials to be used must match as closely as possible, in type, colour and texture those listed on the approved plans.

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

- 5 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 unit of accommodation. Reason: To protect the Old Bursledon Conservation Area.

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

Nicholas Parker
Planning Manager

N.B. See Attached Notes