Development Management
Application No F/14/74358
Your ref
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22 May 2014

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/14/74358

In pursuance of their powers under the above Act and in accordance with your application received on 28 March 2014

the Council, as Local Planning Authority hereby PERMIT the following :

Description: Single storey rear extensions following demolition of existing conservatory
Site: 82 Spring Lane, Bishopstoke, Eastleigh, SO50 6BB

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: A11/475/01revA , A11/475/02revA. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) 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.

(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 the plain clay tiles and painted brickwork used on the existing building at the time permission is granted. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the property and conservation

area, the amenity of neighbours or highway safety, and it is in accordance with the policies and proposals of the development plan, as listed below, and after due regard to all other relevant material considerations including the National Planning Policy Framework and the emerging draft Eastleigh Borough Local Plan [2011 – 2029] the local planning authority is of the opinion that permission should be granted.

The following development plan saved policies and emerging draft local plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011, saved Policies [59.BE, 169.LB, 175.LB].

Pre-submission Eastleigh Borough Local Plan 2011-2029 Policies [DM1, DM10].

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, 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.

Note to Applicant: The Conservation Officer has advised that the existing tiles from stripping the rear roof slope should be used on the front face to match, and new tiles, preferably in complete planes or thoroughly mixed in with existing.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)