Development Management
Application No F/14/74501
Your ref
Please ask for David Huckfield
Direct dial 023 8068 8811
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail david.huckfield@eastleigh.gov.uk

Mr R Headey
Richard Headey Chartered Architect
Burnham House
North End Lane
Droxford
Southampton
SO32 3QN

07 July 2014

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

Application No. F/14/74501

In pursuance of their powers under the above Act and in accordance with your application received on 13 May 2014

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

Description: Conversion of garage to form habitable accommodation & erection of single storey rear extension
Site: 8 Long Close Road, Hedge End, Southampton, SO30 4GD

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: H491-01, H491-02, H491-03, H491-04. 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 main dwellinghouse. Reason: To ensure a satisfactory visual relationship between the new development and 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 as an independent residential

unit. Reason: The property is not considered to be of a nature suitable for subdivision and to protect the amenity of the neighbouring residential properties.

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 area, the amenity of neighbours or highway safety and it is in accordance with the policies and proposals of the development plan, comprising the Eastleigh Borough Local Plan Review [2001-2011], and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Revised Pre-Submission 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 Policy 59.BE.

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029, Policies DM1, DM24.

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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)