Development Management
Application No F/14/74668
Your ref
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02 July 2014

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

Application No. F/14/74668

In pursuance of their powers under the above Act and in accordance with your application received on 19 May 2014

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

Description: Alterations to front elevation comprising dormer window, 2 bay windows and revised roof plane, single storey side extension, two storey rear extension, alterations and extension to roof to provide first floor accommodation and raised deck at rear (amended description)
Site: 42 Whalesmead Road, Bishopstoke, Eastleigh, SO50 8HH

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered:1598/02_01, 1598/02 _02 rev 1. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. 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 roof light windows at first floor level on the northern and southern side elevations, serving the rear bedroom must be glazed with obscure glass and have no opening parts less than 1.7 metres above the floor level of the room which they serve, or have their bottom cill at least 1.7 metres above floor level and must be maintained in that condition. Reason: To preserve the amenity of the adjoining 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, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

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

Eastleigh Borough Local Plan Review 2001-2011, saved Policies 59.BE.

Pre submission Eastleigh Borough Local Plan 2011-2029 DM1.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council take a positive and proactive 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)