Development Management
Application No F/14/74536
Your ref
Please ask for Jagdeep Birk
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Mr Mark Wallace
327 Leigh Road
Chandler's Ford
Eastleigh
SO53 3AS

09 July 2014

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

Application No. F/14/74536

In pursuance of their powers under the above Act and in accordance with your application received on 14 May 2014

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

Description: Two storey rear, single storey side extension and alterations to roof to provide first floor accommodation
Site: 327 Leigh Road, Chandler's Ford, Eastleigh, SO53 3AS

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC1, BLO1, 001. 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 first floor windows on the east and west elevation shall either be: a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR b) positioned at least 1.7 metres above the floor of the room in which they are installed. Once installed the windows shall be permanently maintained

in that condition. Reason: To protect the amenity and privacy of the adjoining 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 policy DM1

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)