Development Management
Application No F/14/74478
Your ref
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Mr Hugo Baiao
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16 July 2014

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

Application No. F/14/74478

In pursuance of their powers under the above Act and in accordance with your application received on 25 April 2014, with subsequent amendments dated

30/06/2014

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

Description: Change of use of ground floor to 1no. 2 bed flat
Site: 154 High Street, Eastleigh, SO50 5LR

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: BLO1; PO1; PO2; PO3 REV A; PO4 REV B; PO5 REV A. 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 must match as closely as possible, in type, colour and texture those listed in Section 9 of the application form and drawing number PO4 Rev B. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

(4) No development shall start until details of the access [including any footway and verge crossing] have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved details

have been fully implemented [unless agreed in writing by the Local Planning Authority]. Reason: To ensure satisfactory vehicular access.

(5) The garage hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes. Reason: To ensure the adequate provision of on site parking for the purpose of highway safety

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 Policies 28.ES, 34.ES 59.BE, 72.H, 100.T 101.T, 104.T, 147.OS, 191.IN

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies DM1, DM2, DM23, DM24, DM25, DM29, DM32, DM35, DM37

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: This development is located within a resident's parking scheme and it is Council policy that residents of all new developments will not be eligible for parking permits. The term development means the construction of new or replacement buildings or alterations to existing buildings that result in an increased demand for parking not catered for within the development.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)