Development Management
Application No F/14/74357
Your ref
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15 July 2014

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

Application No. F/14/74357

In pursuance of their powers under the above Act and in accordance with your application received on 14 April 2014, with subsequent amendments dated

03/07/2014

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

Description: First floor side extension, front porch and single storey rear extension following demolition of existing porch, single storey side extension and conservatory
Site: 29 Merdon Avenue, Chandler's Ford, Eastleigh, SO53 1EQ

Subject to due compliance with the following conditions:
(1) 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.

(2) The development hereby permitted shall be implemented in accordance with the following plans numbered: 1822-01 Rev A, 1822-03 Rev F. Reason: For the avoidance of doubt and in the interests of proper planning.

(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) No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.

(5) No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

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 [59.BE, 181.LB].

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies [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.

Note to Applicant: Due to the location of the property, adjacent to Hiltingbury Lakes Site of Interets for Nature Conservation, the presence of Priority Woodland birds within the locality and the plans to cut back large shrubs, it is advised that vegetation is checked for birds nests before any pruning or clearance is undertaken. If birds nests are found, vegetation pruning and/or clearance must be delayed until chicks have fledged.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)