Development Management
Application No C/14/74377
Your ref
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23 June 2014

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

Application No. C/14/74377

In pursuance of their powers under the above Act and in accordance with your application received on 20 May 2014, with subsequent amendments dated

04/06/2014

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

Description: Erection of single storey storey side extension, following demolition of conservatory, utility room & garage, erection of 1.5m high timber fence adjacent to Station Road & timber gateway feature (amended description)
Site: Bailey Cottage, Station Road, Bursledon, Southampton, SO31 8AA

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 01 A, 02 L 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) Notwithstanding the approved plans and details, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved

in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

(4) The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence. Reason: To make provision for off street parking for the purpose of highway safety.

(5) The proposed grassed area at the northern tip of the application site, as shown on the plans hereby approved, shall be retained as an area of soft landscaping. Reason: In order to provide an appropriate balance between areas of soft and hardstanding on and around the site and to preserve and enhance the character and appearance of the conservation area and the Old Bursledon Special Policy Area.

Informative Note:
A separate permission is required from Network Rail for the revised position of the proposed vehicular and pedestrian access. Please contact :

Ms C Fowler MRICS
Senior Surveyor
Property Services South East
Waterloo General Offices, Waterloo Station, London, SE1 8SW

Ph: 020 7922 4462 [internal 002 4462] / Mob: 07515 627 028 / Email: claire.fowler@networkrail.co.uk

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 1.CO, 9.CO, 59.BE, 169.LB, 179.LB

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies: DM1, DM10, DM26, BU7

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.

Under the Town and Country Planning [England] Regulations 2012, a fee is now required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)