Development Management
Application No F/14/74040
Your ref
Please ask for Clare Martin
Direct dial 023 8068 8256
Hours of work Tue/Wed am, Thurs/Fri 9-4
e-mail clare.martin@eastleigh.gov.uk

Mr A Chahal
9 Woodside Avenue
Eastleigh
SO50 9ES

28 April 2014

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

Application No. F/14/74040

In pursuance of their powers under the above Act and in accordance with your application received on 17 February 2014, with subsequent amendments dated

17/4/14

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

Description: Erection of two & three storey side extension, associated alterations, formation of front & side boundary treatment & formation of garage, following demolition of existing garage
Site: Mylor, Church Hill, West End, Southampton, SO30 3AT

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans: 2013/01, 2013/02 RevC & 2013/03, 2013/04, GTS571.01, GTS571.02 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) No equipment, materials or machinery shall be brought onto the site for the purposes of development until a pre-commencement site meeting between the Tree

Officer, Arboricultural Consultant and Site Manager has taken place to confirm the protection of trees on and adjacent to the site in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by A J Monk Consulting dated February 2014. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(5) No equipment, materials or machinery shall be brought onto the site for the purposes of development until the tree protection has been positioned as shown on the Tree Protection Plan. The tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(6) The development shall not be occupied until an arboricultural supervision statement has been submitted to and approved in writing by the Local Planning Authority. The contents of the arboricultural supervision statement shall be discussed and agreed at the pre-commencement meeting between the Tree Officer, Arboricultural Consultant and Site Manager. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

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 Policies59.BE.

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.

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.

Note to Applicant: If you require any further information on the tree conditions please contact Tim Holman (Tree Services Manager) on 02380 688422 or at tim.holman@eastleigh.gov.uk

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)