Development Control
Application No F/12/71605
Your ref
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24 January 2013

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

Application No. F/12/71605

In pursuance of their powers under the above Act and in accordance with your application received on 26 November 2012

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

Description: Erection of side garden room and glazed canopy following demolition of existing conservatory and verandah
Site: 2 Hall Lands House, Hall Lands Lane, Fair Oak, Eastleigh, SO50 7EF

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: Location, Block, 01b, 01c.
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. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

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 and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

The following development plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011 [9.CO & 59.BE]
Pre-submission Eastleigh Borough Local Plan 2011-2029 [DM1 & DM26]

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council take a positive and proactive 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.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)