Development Control
Application No L/13/72811
Your ref
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19 August 2013

Planning (Listed Buildings and Conservation Areas) Act 1990

Application No. L/13/72811

In pursuance of their powers under the above Act and in accordance with your application received on 25 June 2013

the Council, as Local Planning Authority hereby GRANT LISTED BUILDING CONSENT the following :

Description: Listed Building Consent: Erection of 2 bay timber garage
Site: Bush Cottage, Botley Road, Fair Oak, Eastleigh, SO50 7AN

Subject to due compliance with the following conditions:
(1) The works hereby consented shall start no later than three years from the date of this permission. Reason: To comply with Section 18 of the Planning [Listed Buildings and Conservation Areas] Act 1990.

(2) The development hereby permitted shall be implemented in accordance with the following plans numbered: BB135/04_01_A. Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The materials to be used shall be in accordance with the materials agreed under discharge of condition application for F/13/72429. Reason: To ensure a satisfactory relationship with the adjacent listed building.

(4) The foundation construction shall accord with the raft detail shown on the approved plan BB135/04_01_A. Reason: To minimise the risk of harm to the nearby trees.

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, as listed below, and after due regard to all other relevant material considerations including the National Planning Policy Framework and the emerging draft 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, 174.LB].

Pre-submission Eastleigh Borough Local Plan 2011-2029 Policies [DM1, DM10].

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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (GLB)