Development Control
Application No F/12/71184
Your ref
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12 October 2012

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

Application No. F/12/71184

In pursuance of their powers under the above Act and in accordance with your application received on 11 July 2012

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

**Description:** First floor side & rear extension
**Site:** 3 Pudbrooke Gardens, Hedge End, Southampton, SO30 4RA

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 001 Rev A, 002 Rev A, 003 Rev A. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) The materials to be used must match as closely as possible, in type, colour and texture, those on the existing building. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

(4) Before the development hereby approved is first brought into use, a minimum of three car parking spaces must be provided within the curtilage of the dwelling and thereafter maintained and kept available Reason: To ensure adequate parking provision within the site in accordance with the standards of the Local Planning Authority.

(5) No window shall be constructed at first floor level in the side elevations of the extension hereby permitted without the prior written permission of the Local Planning Authority. Reason: To protect the amenity and privacy of the occupiers of the adjoining property.

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 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, saved Policies 59.BE.

Pre submission Eastleigh Borough Local Plan 2011-2029 DM1.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)