Development Control
Application No F/13/73762
Your ref
Please ask for Julie Wellstead
Direct dial 023 8068 8350
Hours of work Mon 9-1,Tues & Thur 9-5,
e-mail julie.wellstead@eastleigh.gov.uk

Pario Consulting Ltd
25 Barnes Wallis Road
Segensworth East
PO15 5TT

29 January 2014

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

Application No. F/13/73762

In pursuance of their powers under the above Act and in accordance with your application received on 5 December 2013, with subsequent amendments dated

20/01/14

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

Description: Retention of outbuilding at rear.
Site: 1 Lilydale Cottages, Portsmouth Road, Bursledon, Southampton, SO31 8EQ

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 13034/100P Rev D. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The render finish to 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.

(3) No additional or altered windows or doors shall be constructed in the rear or side elevations of the development hereby approved. Reason: To protect the amenity and privacy of the adjoining residential properties.

(4) The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or

industrial purposes or as an independent residential unit. Reason: To protect the amenity of the adjoining residential properties.

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 Consultation 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].

Revised Consultation Draft 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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)