Development Control
Application No F/13/72201
Your ref
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07 May 2013

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

Application No. F/13/72201

In pursuance of their powers under the above Act and in accordance with your application received on 14 March 2013

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

Description: First floor rear extension, alteration and extension to existing front dormer and erection of garden shed
Site: 3 Gordon Road, Chandler's Ford, Eastleigh, SO53 5AP

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 01/13/PB.1, 01/13/PB. 2, 01/13/PB.3, 01/13/PB.4, 01/13/PB.5, 01/13/PB.6, 01/13/PB.7, 01/13/PB.8 & 01/13/PB.9. 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 for the rear extension and front dormer 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) No window shall be constructed at first floor level in the north-eastern or south-western 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 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, 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].

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.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)