Development Control
Application No F/13/71968
Your ref
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18 March 2013

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

Application No. F/13/71968

In pursuance of their powers under the above Act and in accordance with your application received on 11 January 2013, with subsequent amendments dated

01/03/2013

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

**Description:** First floor rear extension, enlargement of front dormer, front porch & addition of roof lights, following demolition of existing garage
**Site:** 41 Hobb Lane, Hedge End, Southampton, SO30 0GG

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, 02_F.
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) The windows at first floor level on the north and south side elevations serving the rear two bedrooms must be glazed with obscure glass and non-opening and must be

maintained in that condition. Reason: To preserve the amenity of the adjoining properties.

(5) A minimum of three car parking spaces must be provided within the curtilage of the site and thereafter maintained and kept available. Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

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

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)