Development Control
Application No F/13/72020
Your ref
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Hours of work Mon-Thurs 9-5 Fri 9-4.30
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Mdt Design (Matthew Tate)
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SO50 7HF

18 March 2013

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

Application No. F/13/72020

In pursuance of their powers under the above Act and in accordance with your application received on 1 February 2013

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

Description: Single storey side and rear extension
Site: 408 Fair Oak Road, Fair Oak, Eastleigh, SO50 7AD

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plan: 106/01_01. 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 extension and annex accommodation hereby permitted must be occupied only in conjunction with the existing main dwelling as a single dwelling and at no time shall a separate dwelling unit be established. Reason: The site is not considered suitable for sub-division into separate curtilages.

Note to Applicant: The application site is in close proximity to a former landfill site and maybe affected by ground gases / vapours. Please take this into consideration when designing and constructing the extension and make your Building Control Surveyor aware. Should you have any queries, please contact the Council's Environmental Health Department on 23 8068 8329 or eh@eastleigh.gov.uk

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 Policy [59.BE].

Pre submission Eastleigh Borough Local Plan 2011-2029, Policy [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)