Development Management
Application No F/14/74111
Your ref
Please ask for Narinder Phagura
Direct dial 023 8068 8495
Hours of work Mon & Tues only
e-mail narinder.phagura@eastleigh.gov.uk

Mr M Worthington
Snug Architects Ltd
Harman House
Andover Road
Winchester
SO23 7BS

16 June 2014

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

Application No. F/14/74111

In pursuance of their powers under the above Act and in accordance with your application received on 18 February 2014

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

Description: Formation of new roof to form first floor with front and rear dormer window, alteration to elevations and reconfiguration of raised patio area to rear.
Site: Greensleeves, Hungerford, Bursledon, Southampton, SO31 8DF

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 001, 002, 003, 004, 011, 021, 022, 102, 103, 104, 105, 121, 122, 123, 124, 125. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) Notwithstanding the approved plans /details, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

(4) The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence. Reason: To make provision for off street parking for the purpose of highway safety.

Note to applicant: Before the commencement of the development, further emergence surveys and a European Protected Species licence must be obtained from Natural England.

Note to applicant: Esso Petroleum Co Ltd have apparatus situated near the proposed works. Although no objection is raised to the proposals it is recommended that the enclosed 'Special Requirements for Safe Working' booklet and covenants in the Deed of Grant are adhered to.

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 Pre-Submission 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 [25.NC 59.BE, 179.LB,1.CO, 3.CO, 9.CO].

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies [S9, DM1, DM9, DM10, DM26].

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.

Under the Town and Country Planning [England] Regulations 2012, a fee is now required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)