Development Control
Application No F/13/72145
Your ref
Please ask for Kitty Budden
Direct dial 023 8068 8266
Hours of work Mon-Thurs 9-5 Fri 9-4.30
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Mr Jem Musselwhite
106 Buriton Road
Winchester
SO22 6JF

12 April 2013

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

Application No. F/13/72145

In pursuance of their powers under the above Act and in accordance with your application received on 18 February 2013

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

Description: Single storey side extension
Site: 125 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AE

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: As Proposed Floor Plans & Elevations, As Existing Floor Plans & Elevations, As Proposed Block, Location Plan. 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.

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.

Note to Applicant: The application site lies on a site with a former use. The presence of 'made ground' and/or contaminants in the ground cannot be ruled out and therefore it is recommended that the risks to the development be considered and the applicant should also be advised to contact Environmental Health to discuss the above. In addition, it is recommended that this is brought to the attention of the Building Control officer.

Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, 'made ground' or of contaminated soils, then this should be brought to the attention of the Environmental Health Service. Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)