Development Control
Application No F/13/73645
Your ref
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Mr Chris Milner
Seven Oaks
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Southampton

05 February 2014

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

Application No. F/13/73645

In pursuance of their powers under the above Act and in accordance with your application received on 16 December 2013

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

Description: Construction of one & a half storey rear extension, following removal of existing garage, covered area & rear extension
Site: 9 Oakhill Close, Bursledon, Southampton, SO31 1AP

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc1, 2, 3. 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) No development shall start until a site meeting attended by the Site Manager has taken place where a representative from the Local Planning Authority has inspected and approved the protective fencing around the rear Silver Birch and Walnut Trees and signed the card which accompanies this decision notice. Once approved no access by vehicles, storage or use of machinery, equipment or materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(4) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in type, colour and texture those used on the existing dwelling. Reason: To ensure a satisfactory visual relationship between the new development and 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, 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 Consultation 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

Revised Consultation Draft 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)