Development Control
Application No F/13/73253
Your ref
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09 December 2013

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

Application No. F/13/73253

In pursuance of their powers under the above Act and in accordance with your application received on 20 September 2013, with subsequent amendments dated

06/11/13

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

Description: Formation of 1no. dormer window and 1no. juliet balcony at front, enclosure of covered parking area to form habitable accommodation & addition of car parking area at front and bin/ cycle store at rear.
Site: 4 Farm Close, Hamble-Le-Rice, Southampton, SO31 4RZ

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc 01, 338.PL.BLOCK Rev B, 338.PL.SITE RevB, 338.SU.004, 338.SU.005 , 338.SU.006, 338.PL.004 Rev A, 338.PL.005 Rev A, 338.PL.006 Rev A, 338.PL.009, 338.SU.001, 338.SU.002, 338.PL.001 Rev A, 338.PL.002 Rev A, 338.PL.003 Rev A, 338.SU.003, 338.SU.007 & 338.PL.008. 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) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on

the existing building unless otherwise specified in section 11 of the application form. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) The converted car port shall not be occupied until the front and rear parking areas have been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of car parking. Reason: To make provision for off street 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, 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 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 & 104.T.

Revised Draft Eastleigh Borough Local Plan 2011-2029 Policies DM1 & DM24.

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)