Development Control
Application No F/13/73367
Your ref
Please ask for Eleanor Evans
Direct dial 023 8068 8495
Hours of work Wed, Thurs & Fri's Only
e-mail eleanor.evans@eastleigh.gov.uk

Miss E Greenhalgh
29 Verdon Avenue
Hamble-Le-Rice
Southampton
SO31 4HW

17 December 2013

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

Application No. F/13/73367

In pursuance of their powers under the above Act and in accordance with your application received on 31 October 2013

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

Description: Construction of single attached garage to side & enlarged porch to front
Site: 29 Verdon Avenue, Hamble-Le-Rice, Southampton, SO31 4HW

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, Blo 02, 2013/101, 2013/102. 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 buildings. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) The development hereby permitted shall not be brought into use until a minimum of 2 car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

(5) No development shall start until details for the sustainable disposal of surface water from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details. Reason: To ensure satisfactory provision of foul and surface water drainage.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land, which is not within your ownership, without the consent of the landowner.

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)