Development Control
Application No F/13/72169
Your ref
Please ask for Tracy Payne
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Mr Terry Marston
27 Battery Hill
Bishops Waltham
SO32 1BS

12 April 2013

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

Application No. F/13/72169

In pursuance of their powers under the above Act and in accordance with your application received on 25 February 2013

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

Description: Conversion of garage to habitable room and provision of 2no. Parking spaces at front
Site: 87 Stranding Street, Eastleigh, SO50 5GR

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1213-123 01, 1213-123 02, 1213-123 03, 1213-123 04, 1213-123 05 rev A, 1213-123 05A, 1213-123 06, 1213-123 07 rev A, 1213-123 08. 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. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) The development hereby permitted shall not be occupied until the lamp column has been relocated and 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.

(5) The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be sub-divided or used for business, commercial or industrial purposes or as an independent residential unit. Reason: To protect the amenity of the adjoining residential properties.

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 Policy 59.BE

Pre submission Eastleigh Borough Local Plan 2011-2029 Policy 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 site is located on the former Pirelli cable manufacturing site and radon protection measures were included in the floor construction. Subsequently there is potential for the development to compromise the existing protection measures, and it is recommended that prior to commencement of the approved scheme, the applicant contacts David Reed of the Housing and Environmental Health unit on 023 8068 3352.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)