Development Control
Application No F/12/71834
Your ref
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24 January 2013

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

Application No. F/12/71834

In pursuance of their powers under the above Act and in accordance with your application received on 4 December 2012

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

**Description:** Single storey rear extension and enlargement of roof to provide first floor accommodation including front and side dormer windows
**Site:** 5 Southdene Road, Chandler's Ford, Eastleigh, SO53 3DU

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1440/02_101_C. 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.

(4) The bathroom window at first floor level on the western elevation must be glazed with obscure glass with any opening parts to be no less than 1.7m above floor level, and must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(5) The rooflight window on the eastern side elevation must be fixed shut and be glazed with obscure glass and must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(6) The high level windows at first floor level on the eastern side elevation must have their botton cill at least 1.7 metres above the floor level of the room which they serve and must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(7) No additional or altered window shall be constructed in the eastern or western roof planes of the building hereby permitted without the prior written permission of the Local Planning Authority. Reason: To protect the amenity and privacy of the occupiers of the adjoining property.

(8) No construction or demolition work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)