Development Control
Application No F/12/71586
Your ref
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Unsted Design
16 Hazel Close
Chandler's Ford
Eastleigh
SO53 5RF

05 December 2012

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

Application No. F/12/71586

In pursuance of their powers under the above Act and in accordance with your application received on 11 October 2012

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

**Description:** Replacement of existing conservatory with garden room
**Site:** 53 Hiltingbury Road, Chandler's Ford, Eastleigh, SO53 5NU

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 006 VINEY LP-45912, 007 VINEY SP-45912, 008 VINEY PR-45912, 009 VINEY EX-45912. 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 house. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

(4) The windows on the west side elevation of the extension hereby permitted, shall be glazed with obscure glass and must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

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)