Development Control
Application No F/13/73251
Your ref
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Mr N Keatley
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7 Hedley Gardens
Hedge End
SO30 2WT

04 November 2013

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

Application No. F/13/73251

In pursuance of their powers under the above Act and in accordance with your application received on 9 September 2013

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

Description: Two storey front extension & repositioning of existing front dormer window
Site: 13 Oakwood Way, Hamble-Le-Rice, Southampton, SO31 4HJ

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 2013.03.04/01, 2013.03.04/02B, 2013.03.04/03. 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) No development shall start until details or samples of the cladding to be used in the construction of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

(4) Other than the proposed cladding, 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.

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 emerging 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.

Revised 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.

Note to Applicant: The application site lies immediately adjacent to a yacht repair yard and works. The presence of 'made ground' and/ or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the design of the floor construction and the number/ location of service penetrations. The applicant should also be advised to contact Environmental Health to discuss the above.
In addition, we would recommend that this is brought to the attention of the Building Control officer. Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, ‘made ground’ or of contaminated soils, then this should be brought to the attention of the Environmental Health Service.
Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)