Development Control
Application No F/13/72743
Your ref
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Mr Bernard Tolan
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09 August 2013

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

Application No. F/13/72743

In pursuance of their powers under the above Act and in accordance with your application received on 17 June 2013

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

Description: Two storey side and one and two storey rear extensions
Site: 33 Common Road, Chandler's Ford, Eastleigh, SO53 1HJ

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 1, 1402/01, 401/02, 402/03, 400/04, 402/05, 402/06, 402/07 & 402/08. 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 and detailing 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 dwelling. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) The first floor windows on the western elevation shall either be: a) obscure glazed to Pilkingtons level 3 or equivalent and have no opening part less than 1.7 metres above the floor level of the room/s which they serves: OR b) positioned at least 1.7

metres above the floor of the room/s in which they are installed. Reason: To protect the amenity and privacy of the adjoining residential properties.

(5) No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 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.

(6) No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.

Note to Applicant: The application site is located adjacent to the site of a former brick works, as shown on historical ordnance survey mapping and has the potential to be affected by ground contamination / gases / vapours. It is recommended that this be taken into consideration in the construction of the approved extensions and discussed with your Building Control Surveyor.

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 including the National Planning Policy Framework and the emerging 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 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 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)