Development Control
Application No F/12/71467
Your ref
Please ask for Nicola Reid
Direct dial 023 8068 8493
Hours of work Mon-Thurs 9-5, Fri 9-4.30
e-mail nicola.reid@eastleigh.gov.uk

Mr M Unsted
Unsted Design Ltd
16 Hazel Close
Chandlers Ford
Eastleigh
SO53 5RF

08 November 2012

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

Application No. F/12/71467

In pursuance of their powers under the above Act and in accordance with your application received on 13 September 2012

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

Description: Two storey rear extension
Site: 70 St Johns Road, Hedge End, Southampton, SO30 4AG

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans:001, 002, 003, 004
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) Before the extension hereby approved is first brought into use, screening at a minimum height of 1.8m must be erected between the points marked X-X on approved plan 003. Reason: To protect the amenity of the adjacent property.

(5) No additional or altered window shall be constructed in the north east side elevation of the extension 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.

(6) The windows at first floor level on the north east elevation must be glazed with obscure glass to at least Pilkington's level 3 or equivalent, with any opening sections to be a minimum height of 1.7m above the floor level of the rooms they serve. The windows must be thereafter maintained in that condition. Reason: To preserve the amenity of the adjacent 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 Policies 59.BE.

Pre submission Eastleigh Borough Local Plan 2011-2029 DM1



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)