Development Control
Application No F/13/73667
Your ref
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10 January 2014

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

Application No. F/13/73667

In pursuance of their powers under the above Act and in accordance with your application received on 19 November 2013

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

Description: Single storey side extension & elevational alterations
Site: Clodagh Cottage, Waverley Avenue, Netley Abbey, Southampton, SO31 5AR

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: PL/01. 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 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 dwellinghouse. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) The first floor window to be inserted into the north-western side elevation of the property (bathroom) shall be obscure glazed to Pilkingtons level 3 or equivalent and

shall be top-opening only. Once installed the window shall be permanently maintained in that condition. Reason: To protect the amenity and privacy of the neighbouring residential properties.

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 Revised Consultation 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.

Revised Consultation Draft Eastleigh Borough Local Plan 2011-2029 Policies DM1, DM24.

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)