Development Control
Application No F/12/71554
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

Andy Looker Design
181 Redhill Drive
Bournemouth
BH10 6AH

14 December 2012

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

Application No. F/12/71554

In pursuance of their powers under the above Act and in accordance with your application received on 22 October 2012

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

Description: Two storey side & rear extension with side facing dormer window (amended design to planning permission F/12/70914)
Site: 34 Yardley Road, Hedge End, Southampton, SO30 0HQ

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans:12-003A, 12-001A, 12-002C, 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) The window at first floor level on the south side elevation, which serves the new ensuite bathroom, must be glazed with obscure glass with any opening parts a minimum height of 1.7m above the internal floor level. The window must thereafter be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(5) The 3no. rooflights on the south side elevation must be a minimum height of 1.7m above the internal floor level of the rooms they serve. Reason: To preserve the amenity of the adjoining property.

(6) No additional or altered window shall be constructed in the side facing elevations of the extensions 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 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, 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

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)