Development Control
Application No F/13/72202
Your ref
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Ashplan
65 Leigh Road
Eastleigh
SO50 9DF

17 April 2013

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

Application No. F/13/72202

In pursuance of their powers under the above Act and in accordance with your application received on 1 March 2013

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

Description: Two storey side extension, elevational alterations at front and rear decked area
Site: 33 Kingsway, Chandler's Ford, Eastleigh, SO53 1EL

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 09:012:01, 09:012:02, 09:012:03 Rev F, 09:012:04 Rev B, 09:012:05 Rev A. 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 development shall accord with the Arboricultural Impact Assessment, Tree Protection Method Statement and Tree Protection Plan produced by Frank Wright Tree Consultancy dated 20th February 2013. Protective fencing and ground protection must be erected as per the Tree Protection Plan enclosed within the report.

Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

(4) No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and a representative from the Local Planning Authority. Work cannot commence until the LPA officer has inspected and approved the fencing and ground protection and signed the card which accompanies this decision notice. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. All other aspects of the Arboricultural Implications Assessment and Method Statement will be addressed at this meeting. The final specification of the pile and beam approved by a structural engineer will be reviewed in order to ensure it does not conflict with retained trees. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

(5) Floor levels within the proposed development shall be set no lower than existing levels and flood proofing of the proposed development incorporated where appropriate, in accordance with `Improving the flood performance of new buildings' CLG [2007]. Reason: To protect the property from the risk of flooding.

Note to Applicant: Concerns have been raised by local residents with regards to deliveries and parking, particularly during school pick up/drop off. Consideration should be given to how this can be managed to avoid disruption as much as possible and maintain highway safety.

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)