Development Control
Application No F/13/72258
Your ref
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14 May 2013

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

Application No. F/13/72258

In pursuance of their powers under the above Act and in accordance with your application received on 8 March 2013, with subsequent amendments dated

03/05/2013

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

Description: Two storey side and one and two storey rear extensions, with pitched roof over existing side and rear extension
Site: 104 Hursley Road, Chandler's Ford, Eastleigh, SO53 1JB

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1580/01_01 & 1580/01_02_F. 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) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

(4) The architectural detailing on the front elevation of the extension hereby approved 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.

Note to Applicant: It is recommended that the original bricks from the rear section of the house to be demolished are re-used for the front elevation of the approved two storey side extension to ensure a good match of materials.

(5) No development shall start until details of tree protection measures including fencing and ground protection where necessary has been submitted to and approved in writing by the Local Planning Authority. The development must accord with the approved details and to the appropriate British Standard. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(6) No development shall start until a site meeting [attended by the Arboricultural Consultant and Site Manager] has taken place where a representative from the Local Planning Authority has inspected and approved the protection measures and signed the card which accompanies this decision notice. Once approved no access by vehicles, storage or use of machinery, equipment or materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

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.

Under the Town and Country Planning [45] [England] Regulations 2012, a fee is now required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)