Development Control
Application No F/13/71929
Your ref
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13 March 2013

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

Application No. F/13/71929

In pursuance of their powers under the above Act and in accordance with your application received on 18 January 2013

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

Description: Conversion of chapel into a 1 / 2 bed dwelling
Site: Newtown Meeting Room, 4 Northlands Road, Eastleigh, SO50 9AX

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 4010:5, 4010:6, 4010:7, NORTH. 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) No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include: a) measures to control the emission of dust and dirt generated by demolition and construction works, including measures to prevent mud on the highway; b) the parking of vehicles of site operatives and visitors; c] protection of vehicular/pedestrian route during construction. Reason: To limit the impact the development has on the amenity of the locality

(4) 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 that the external appearance of any building is satisfactory.

(5) No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

(6) No burning of materials obtained by site clearance or from any other source to take place on this site during the construction and fitting out process. Reason: In the interests of amenity.

(7) Notwithstanding the provisions of the Town and Country Planning General Permitted Development (Amendment) (No 2) (England) Order 2008, the boundary wall to the rear amenity space adjacent to the alleyway must not be removed or altered without the prior written permission of the Local Planning Authority. Reason: To maintain the provision of private amenity space for future occupiers.

(8) The rear amenity area shall only be used for domestic purposes incidental to the enjoyment of the dwellinghouse and not for car parking purposes. Reason: To maintain the provision of private amenity space for future occupiers.

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, 100.T, 104.T, 101.T, 147.OS, 185.IN, 191.IN.

Pre submission Eastleigh Borough Local Plan 2011-2029 S1, S2, DM1, DM10, DM23, DM25, DM29, DM32, DM35, DM37.

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.

Under the Town and Country Planning (England) Regulations 2012, a fee is 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)