Development Control
Application No F/12/71412
Your ref
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30 November 2012

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

Application No. F/12/71412

In pursuance of their powers under the above Act and in accordance with your application received on 29 August 2012

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

Description: Raising of roof & enlargement of existing bungalow & construction of 1no. adjoining 3 bed chalet bungalow, following subdivision of existing plot
Site: 1 Charmwen Crescent, West End, Southampton, SO30 3AQ

Subject to due compliance with the following conditions:

(1) 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.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 742-4 Rev A, 742-5 Rev A, 742-6 Rev C, 742-7, 742-1. Reason: For the avoidance of doubt and in the interests of proper planning.

(3) No development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:
a) Details and samples of the materials to be used in the construction of the external surfaces of the building and areas of hard standing.
b) Details and layout of surface water drains.
c) Elevations and materials to be used for the bike stores.
The development shall be completed in accordance with the approved details. Reason: To limit the impact the development has on the locality.

(4) No development shall start until a Code for Sustainable Homes level 4 interim stage certificate and sustainability report demonstrating how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' are to be met have been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'

(5) The development shall not be occupied until a Code for Sustainable Home level 4 final stage certificate and sustainability report [highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' have been met] have been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(6) The development hereby permitted shall not be occupied until the parking areas have been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence.
Reason: To make provision for off street parking for the purpose of highway safety.

(7) No construction or demolition work must take place except between the hours 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.

(8) 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.

(9) Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, B, E & G of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority. Reason: To protect the amenities of the locality and to maintain a good quality environment.

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: 28.ES, 59.BE, 100.T, 101.T, 104.T, 147.OS & 191.IN.

Pre submission Eastleigh Borough Local Plan 2011-2029: DM1, DM2, DM23, DM24, DM25, DM29, DM32 & DM37

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, 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)