Development Control
Application No F/12/70800
Your ref
Please ask for Gary Osmond
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Hours of work Mon-Thurs 9-5 Fri 9-4.30
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Ms L Hally
L A Hally Architect
38 Leigh Road
Eastleigh
SO50 9DT

18 October 2012

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

Application No. F/12/70800

In pursuance of their powers under the above Act and in accordance with your application received on 30 April 2012, with subsequent amendments dated

13/08/2012; 15/10/2012

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

Description: One and two storey side and front extension with front balcony and alterations to front entrance
Site: 84 Lakewood Road, Chandler's Ford, Eastleigh, SO53 5AA

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: Location, 258.PL.BlockA, 258.PL.SiteA, 258.PL.01A, 258.PL.02A, 258.PL.03A, 258.PL.04B, 258.PL.05A, 258.PL.07A, 258.PL.08B, 258.SU.01, 258.SU.02, 258.SU.03, 258.SU.04, 258.SU.05, 258.SU.06 & 258.SU.07. 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 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 the building is satisfactory.

(4) Before development commences, a plan must be submitted to and approved in writing by the Local Planning Authority showing a line of protective fence around all trees, hedges and other natural features to be retained. The fencing shall be as per the Tree Protection Plan submitted with the planning application. No excavation shall commence on the site until the fencing has been erected and the fencing must be maintained during the course of works on the site. No access by vehicles or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fencing area. Note: The card accompanying this notice should be sent to the Development Control Section when the protective fencing is in place and development must not commence until the fencing has been inspected and the card signed by the inspecting officer. Reason: To ensure that those trees subject to preservation orders and other natural features are protected from damage throughout the construction period.

(5) The full height landing/stair well window on the southern side elevation must be glazed with obscure glass and fixed shut and must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(6) The area of flat roof to the rear of the resulting dwelling shall at no time be used as a balcony/terrace area or the full height window at first floor level on this rear elevation be allowed to open in such a way so as to allow direct access to this flat roof area. Reason: To preserve the amenity of the adjoining property.

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 & 181.LB].

Pre submission Eastleigh Borough Local Plan 2011-2029 [DM1]

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)