Development Control
Application No F/13/73585
Your ref
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09 January 2014

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

Application No. F/13/73585

In pursuance of their powers under the above Act and in accordance with your application received on 14 November 2013, with subsequent amendments dated

07/01/14

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

Description: First floor side extension, conversion of integral garage to habitable rooms with addition of single storey front bay window extension & construction of detached double garage
Site: 36 Lime Gardens, West End, Southampton, SO30 3RG

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: DRAFT 4A - 07.01.14 pg no 01, 02, 03, 04, 05, 06, 07, 08 & DRAFT 3A - 24.10.13 pg no 09. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) 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], the approved garage shall not be converted to living accomodation without the written permission of the Local Planning Authoity. Reason: To provide sufficent on site car parking.

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, comprising the Eastleigh Borough Local Plan Review [2001-2011], and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Revised Consultation 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 Policies 59.BE.

Revised Consultation Draft Eastleigh Borough Local Plan 2011-2029 Policies 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.

Note to Applicant: The Environment Agency recommends that in areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Additional guidance can be found in the Environment Agency Flood line Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk click on ‘flood’ in subjects to find out about, and then ‘floodline’.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com; for a copy, as well as the communities and local Government publication ‘Improving the flood performance of new buildings' which can be viewed at:
http://www.communities.gov.uk/publications/planningandbuilding/improvingflood



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)