Development Management
Application No F/14/74993
Your ref
Please ask for Clare Martin
Direct dial 023 8068 8256
Hours of work Tues-Fri 8.30 - 14.30
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Mr and Mrs Lowe
96 New Road
Netley Abbey
Southampton
SO31 5BS

22 September 2014

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

Application No. F/14/74993

In pursuance of their powers under the above Act and in accordance with your application received on 29 July 2014, with subsequent amendments dated

31/7/14

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

Description: Construction of detached garage following demolition of existing garage/store & shed
Site: 96 New Road, Netley Abbey, Southampton, SO31 5BS

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 13001S201A, 13001S241A, 13001S240A, 13-001-S242A,13-001-E040, 13-001-E041 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 must match as closely as possible, in type, colour and texture those listed in Section 11 of the application form. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

(4) The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or

industrial purposes or as an independent residential unit. Reason: To protect the amenity of the adjoining residential properties.

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 Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 the Submitted Local Plan comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', 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

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)