Development Management
Application No F/16/78955
Your ref
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Coast Architecture Ltd
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16 September 2016

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. F/16/78955

In pursuance of their powers under the above Act and in accordance with your application received on 22 July 2016

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

Description: Single storey side & rear extension
Site: 3 Beacon Mews, Beacon Road, West End, Southampton, SO30 3JX

Subject to due compliance with the following conditions:
(1) 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.

(2) The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc 01, 001, 101. Reason: For the avoidance of doubt and in the interests of proper planning.

(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) 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.

(5) The development must accord with the Arboricultural Report prepared by James Fuller Arboriculture (ref. JFA0084) dated July 2016. Tree Protection must be addressed as per the Tree Protection Plan enclosed within the report. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(6) No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and a representative from the Local Planning Authority. Work cannot commence until the LPA officer has inspected and approved the proposed tree protection. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. All other aspects of the Arboricultural Implications Assessment and Method Statement will be addressed at this meeting.
This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of monitoring and compliance by the pre-appointed tree specialist during construction. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality

Note to Applicant: 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)