Development Management
Application No F/16/78371
Your ref
Please ask for Jagdeep Birk
Direct dial 023 8068 8123
Hours of work Mon-Fri 9-5
e-mail jagdeep.birk@eastleigh.gov.uk

Paul Lambert Associates Ltd
49 Leighton Road
Wing
Nr Leighton Buzzard
LU7 0NW

03 August 2016

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

Application No. F/16/78371

In pursuance of their powers under the above Act and in accordance with your application received on 15 April 2016, with subsequent amendments dated

09/06/2016, 30/06/2016

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

Description: Two storey side extension & balcony & single storey rear extension
Site: 41 Broomhill Way, Eastleigh, Hampshire, SO50 4RL

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc 01, Blo 02, 2837-01, 2270-248-DC, 3041-034, 3041-034 TPP Rev A. 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) No additional windows or doors shall be constructed in the south elevation of the single storey rear extension hereby approved. Reason: To protect the amenity and privacy of the adjoining residential properties.

(5) The roof of the single storey rear extension hereby permitted shall not be used as a terraced area. Reason: To protect the amenity of the adjoining residential properties.

(6) The development must accord with the Arboricultural Impact Assessment and Method Statement (Ref. 3041-034) dated 29/06/16. Tree protection must be addressed as per the Tree Protection Plan. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(7) 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)