Development Management
Application No J/15/75924
Your ref
Please ask for David Huckfield
Direct dial 023 8068 8811
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail david.huckfield@eastleigh.gov.uk

Mr & Mrs J MacRobbie
31 Rostron Close
West End
Southampton
SO18 3AF

04 March 2015

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) Order 1995 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Description: Prior Notification for the construction of a single storey rear extension (depth 4 metres, height to eaves 2.250 metres, maximum height 3.525 metres)
Site: 31 Rostron Close, West End, Southampton, SO18 3AF

In pursuance of their powers under the above legislation and in accordance with your application received on 26 January 2015

Eastleigh Borough Council, as Local Planning Authority hereby gives notice that Prior Approval Granted.

This decision is subject to the following conditions:

(1) The development shall only be carried out in accordance with the application and drawing numbers 01, 02 submitted to the Local Planning Authority on 26 January 2015. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. Reason: In order to ensure a satisfactory visual relationship between the new development and the existing.

(3) The development must be completed on or before 30 May 2016. Reason: To comply with the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

(4) You must notify the Local Planning Authority in writing of the completion of the development as soon as reasonably practical after completion. Please use the attached form in order to do this. Reason: To comply with the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

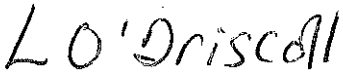
Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety and it is in accordance 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, the Submitted Local Plan, 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.



Louise O'Driscoll
Head of Development Management