Development Management
Application No C/15/76094
Your ref
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06 May 2015

Planning (Listed Buildings and Conservation Areas) Act 1990

Application No. C/15/76094

In pursuance of their powers under the above Act and in accordance with your application received on 10 March 2015

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

Description: Construction of single storey side extension
Site: Rose Wood, High Street, Bursledon, Southampton, SO31 8DL

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, 470/01 Rev A, 470/02 Rev A, 470/03 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) No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

(4) No development shall start until details of the specification and position of protective fencing / ground protection has been been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in

accordance with the approved tree protection, which shall conform to BS 5837:2012 Trees in Relation to Design, Demolition and Construction. The tree protection shall remain in place for the duration of the works. Reason:To retain and protect the existing trees which form an important part of the amenity of the locality.

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: 1.CO, 11.CO, 59.BE, 169.LB, 174.LB & 179.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policy: S8, DM1, DM10, DM26 and BU6

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.

Under the Town and Country Planning England Regulations 2012, a fee is required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)