Development Management
Application No F/15/76955
Your ref
Please ask for David Huckfield
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Mr Steven Perry
24 Midlands Estate
West End
Southampton
SO30 3AD

18 September 2015

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

Application No. F/15/76955

In pursuance of their powers under the above Act and in accordance with your application received on 24 July 2015

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

Description: Creation of new vehicular access to include dropped kerb with access from Church Hill
Site: 24 Midlands Estate, West End, Southampton, SO30 3AD

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: Loc1, Blo02, 03, 04. Reason: For the avoidance of doubt and in the interests of proper planning.

(3) No development shall start until details of the access including any footway and verge crossing have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved details have been fully implemented unless agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory vehicular access.

(4) The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating

private motor vehicles incidental to the enjoyment of the dwelling house as a residence. Reason: To make provision for off street parking for the purpose of highway safety.

Note to Applicant: the permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A road opening permit must be obtained from Hampshire Highways, HCC call centre number 0845 6035633.

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 DM.1

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)