Development Management
Application No F/15/77573
Your ref
Please ask for Clare Martin
Direct dial 023 8068 8256
Hours of work Tues-Fri 8.30 - 14.30
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Mr I Thomas
Badgers Brook
Hound Road
Netley Abbey
Southampton
SO31 5FZ

04 March 2016

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

Application No. F/15/77573

In pursuance of their powers under the above Act and in accordance with your application received on 3 December 2015, with subsequent amendments dated

23/2/16

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

Description: Construction of detached garage
Site: Badgers Brook, Hound Road, Netley Abbey, Southampton, SO31 5FZ

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: WS-15-25-01-B. 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 must match as closely as possible, in type, colour and texture those listed in Section 10 of the application form. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

(4) The development must accord with the Arboricultural Method Statement and Tree Protection Plan produced by Arborsphere Arboricultural Experts dated 26th February

2016. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(5) No development shall start until a site meeting attended by the Arboricultural Consultant and Site Manager has taken place where a representative from the Local Planning Authority has inspected and approved the fencing, Arboricultural Impact Assessment & Method Statement. Once approved no access by vehicles, storage or use of machinery, equipment or materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. 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: 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)