Development Control
Application No F/12/71002
Your ref
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Mr G Lees
87 Highfield Lane
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SO17 1NN

01 March 2013

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/12/71002

In pursuance of their powers under the above Act and in accordance with your application received on 15 June 2012, with subsequent amendments dated

27/12/2012

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

Description: Replacement of mobile home with detached 2-bed bungalow and associated parking, bin and cycle store (amended design)
Site: Mobile Home Broadoak Stables, Mortimers Lane, Fair Oak, Eastleigh, SO50 7EA

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 155.001A. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. 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) The occupation of the dwelling shall be limited to persons solely or mainly employed at the Broadoak Stables equine centre in the breeding, training and livery care of horses and/or a widow or widower of such persons or any resident dependents of such persons'. Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

(5) Before the development commences, or by such later date as the Local Planning Authority may determine, a landscape scheme comprising planting, details of hard surfacing and means of enclosure must be submitted to, and approved in writing by the Local Planning Authority. Such a scheme must include a planting specification and schedule, and shall indicate the position, size, number, planting density and species of shrubs and trees. A seed or turf specification must be provided for areas to be grassed. The planting scheme must include details of phasing, timing and provision for management and maintenance during the first ten years from the date of planting. Reason: To ensure that the appearance of the development is satisfactory.

(6) The landscape scheme must be completed within 12 months from the completion of the last building shell, or by such later date as the Local Planning Authority may determine. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years must be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Reason: To ensure that the appearance of the development is satisfactory.

(7) Prior to the commencement of the development hereby approved or in accordance with a timetable to be agreed in writing with the Local Planning Authority, a Code for Sustainable Homes interim stage certificate and report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document Environmentally Sustainable Development are to be met shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document Environmentally Sustainable Development.

(8) Prior to the occupation of the building hereby approved, a Code for Sustainable Homes final stage certificate and report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document Environmentally Sustainable Development have been met shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document Environmentally Sustainable Development.

(9) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available and surfaced and the areas used only for the purpose of accommodating private motor cars. Reason: In the interests of highway safety.

(10) Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order re-voking or re-enacting that order with or without modification] no development permitted by Classes A B C D or F of Schedule 2 of the order shall be carried out without the prior written approval of the Local Planning Authority. Reason: To protect the amenities of the locality and to maintain a good quality environment.

(11) On the day on which the dwelling hereby permitted is first occupied for residential purposes, the existing mobile home on the application site must cease to be used for any other purpose and within three months of that date, the existing mobile home must be removed or demolished and the resultant materials cleared from the site.
Reason: Additional dwellings are not normally permitted in the countryside area.

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, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

The following development plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011, Saved Policies 1.CO 6.CO 59.BE 92.T 101.T 147.OS 191.IN.

Pre submission Eastleigh Borough Local Plan 2011-2029, Policies DM1 DM2 DM 24 DM 27 DM 37

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council take a positive and proactive 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 [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)