Development Management
Application No F/15/76488
Your ref
Please ask for Julie Wellstead
Direct dial 023 8068 8350
Hours of work Mon 9-1,Tues & Thur 9-5,
e-mail julie.wellstead@eastleigh.gov.uk

Mr Chris Milner
Seven Oaks
Hound Road
Netley Abbey
Southampton
SO31 5FZ

01 July 2015

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

Application No. F/15/76488

In pursuance of their powers under the above Act and in accordance with your application received on 11 May 2015

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

Description: Single storey side & rear extension, following removal of existing conservatory & utility room
Site: 92 Chapel Road, West End, Southampton, SO30 3GN

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, 02, 03. 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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) No additional or altered windows shall be constructed in the south west elevation [facing 90 Chapel Road] of the development hereby approved. Reason: To protect the amenity and privacy of the adjoining residential properties.

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.

Note to Applicant: Your attention is drawn to condition 4 of planning permission WIR5130 dated 02 August 1957 and the associated approved site layout drawing. This consent gave approval for the construction of the original dwellinghouse and condition 4 restricted the height of any boundary treatments that could be erected within the hatched area shown on the approved site layout drawing such as to not impede sightlines or endanger highway safety. This condition continues to have effect. A copy of this planning permission and the aforementioned associated layout drawing are enclosed with this decision notice for your reference. Should you have any queries with regards to this matter, you are advised to contact the case officer on 02380 688350.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)