Development Management
Application No F/14/75574
Your ref
Please ask for David Huckfield
Direct dial 023 8068 8811
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail david.huckfield@eastleigh.gov.uk

Miss Cheryl Wellstead
53 Yarrow Way
Locks Heath
Southampton
SO31 6TH

08 January 2015

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

Application No. F/14/75574

In pursuance of their powers under the above Act and in accordance with your application received on 26 November 2014

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

Description: Single storey side extension & porch, conversion of roof to provide habitable accommodation including front & rear dormers and 1no. side facing window. Erection of 1.8m high boundary fencing, provision of landscaping and new dropped kerb to driveway (amended description).
Site: 34 Sengana Close, Botley, Southampton, SO30 2NU

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 14.110.100 Rev C. 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 as closely as possible in type, colour and texture those used on the existing dwellinghouse. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) The planting as shown on approved drawing 14.110.100 Revision C in the area between the fencing hereby approved and the southern boundary of the site with the public highway shall be put in place within 6 months of the date of the erection of the fencing. For a period of no less than 5 years after planting, any plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable. Reason: In the interests of the visual amenity of the locality.

(5) The development hereby permitted shall not be occupied until the parking area as shown on approved drawing 14.110.100 Revision C has been provided and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwellinghouse as a residence. Reason: To make provision for off street parking for the purpose of highway safety.

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, Policies DM1, DM24.

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: 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 who can be contacted on 0845 6035633.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)