Development Management
Application No F/14/75034
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

Mark Tuson
Mt Planning
5 St. Johns Road
Locks Heath
Fareham
SO31 6NE

17 September 2014

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

Application No. F/14/75034

In pursuance of their powers under the above Act and in accordance with your application received on 30 July 2014

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

Description: Two storey side extension, following demolition of existing lean-to & garage, and enlargement of existing rear dormer (amendment to approved application F/14/74519)
Site: 77 Satchell Lane, Hamble-Le-Rice, Southampton, SO31 4HH

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: MT/Barker/2. 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 for the roof covering shall be slate grey in colour and the external walls shall be off white / cream render. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) No windows shall be inserted into the northern side elevation of the extension hereby approved without the prior written consent of the Local Planning Authority. Reason: To protect the amenity and privacy of the neighbouring residential property.

(5) The development hereby permitted shall not be brought into use until a minimum of 3 car parking spaces have been provided within the curtilage of the site. These shall thereafter be maintained and kept available for this purpose. Reason: To ensure the adequate provision of on site 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: Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and 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.

the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan (comprising: Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014) - 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 application site may be in the vicinity of the ESP Utilities Group Plant. Your attention is drawn to the project drawing and associated guidance document enclosed with this permission which shows the approximate location of the ESP gas network. You are advised to contact ESP Utilities Group Ltd to discuss this matter prior to commencing the development in order to fully establish whether any additional precautionary or diversionary works are necessary to protect their gas network. ESP Utilities Group Ltd can be contacted at Hazeldean, Station Road, Leatherhead, Surrey, KT22 7AA, info@espipelines.com, or on 01372 227560.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)