Development Management
Application No R/14/75202
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19 December 2014

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

Application No. R/14/75202

In pursuance of their powers under the above Act and in accordance with your application received on 1 September 2014

the Council, as Local Planning Authority hereby APPROVE THE RESERVED MATTERS the following :

Description: Application for reserved matters pursuant to outline planning permission O/13/73014 for detached dwelling garage/carport, car parking and landscaping
Site: Land Adj Peartree Cottage, Winchester Road, Fair Oak, Eastleigh, SO50 7HD

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall comply with the conditions imposed on the grant of the outline planning permission reference O/13/73014 which was permitted on 23rd May 2014. Reason: To secure properly planned development.

(2) The development hereby permitted shall be implemented in accordance with the following plans numbered: 14/PC/00, 14/PC/01, 14/PC/02, 14/PC/03, 14/PC/04, 14/PC/05. Reason: For the avoidance of doubt and in the interests of proper planning.

(3) No development shall start until a landscaping scheme will be submitted which comprises indigenous species throughout. This should include:

- A species rich tree line or hedgerow linking into other tree lines adjacent to the site along one boundary and incorporating nut and berry bearing species.
- A species rich grassland created as above within the lawn area.
- The erection of bird and bat roosts and other enhancements such as feeding stations and bird baths.

The development shall be carried out in accordance with the approved details.
Reason: To ensure the maintenance and enhancement of biodiversity

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 Policies 1.CO 6.CO 28.ES 34.ES 59.BE 101.T 147.OS 191.IN

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies S1 S9 DM1 DM23 DM24 DM27 DM29 DM32 DM35 DM 37

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.

Under the Town and Country Planning England Regulations 2012, a fee is required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (ARM)