Development Control
Application No F/12/71512
Your ref
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Southampton
SO30 0DF

19 December 2012

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

Application No. F/12/71512

In pursuance of their powers under the above Act and in accordance with your application received on 1 November 2012

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

Description: Erection of chalet bungalow following demolition of existing bungalow
Site: 67 Pitmore Road, Eastleigh, SO50 4LX

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: P01, P02, P03, P04, P05, P06 & P07. 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) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(4) Details of the proposed treatment of the site boundaries must be submitted to and approved in writing by the Local Planning Authority and the approved measures must

be implemented by a date to be agreed with the Local Planning Authority. Reason: In the interest of amenity.

(5) Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the building hereby approved is occupied. Reason: To ensure satisfactory provision of foul and surface water drainage.

(6) No work shall commence on site until 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'.

(7) Prior to the occupation of any of the development 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 has met the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(8) Prior to the commencement of development, details of off-road parking for at least three cars shall be submitted to and approved in writing by the Local Planning Authority. The development must not be brought into use until these approved areas shall have been made available and surfaced, and the areas must be retained and reserved for that purpose at all times. Reason: In the interests of highway safety/amenity.

(9) Details of Contractor's site hut location and parking and any areas designated for the storage of building materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 site huts and building materials must not be stored elsewhere on the site without the prior written permission of the Local Planning Authority. Reason: To protect the amenity of neighbouring properties.

(10) Developments shall not begin until a scheme of works to deal with dust from site has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall then be implemented and retained to the satisfaction of the local Planning Authority. Reason: To protect the amenity of the occupiers of adjoining properties.

(11) Measures to be submitted to and approved in writing by the Local Planning Authority, to prevent mud being deposited on the public highway by vehicles leaving the site must be implemented during the whole of the construction period. No vehicle shall leave the site unless its wheels have been sufficiently cleaned to prevent mud being deposited on the public highway. Reason: In the interests of highway safety.

(12) Development shall not begin until a scheme of works detailing the extent of any piling proposed has been submitted to and approved in writing by the Local Planning Authority. Reason: To protect the amenity of occupiers of adjoining residential properties.

(13) No construction or demolition work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

(14) No burning of materials obtained by site clearance or from any other source to take place on this site during the construction and fitting out process. Reason: In the interests of amenity.

(15) Any windows at first floor level on the northern and southern side elevations of the dwelling hereby permitted must be glazed with obscure glass and have no opening parts less than 1.7 metres above the floor level of the room which they serve and must be maintained in that condition, or must have their bottom cill at least 1.7 metres above the floor level of the room which they serve and must be maintained in that condition. Reason: To preserve the amenity of the adjoining 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, 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 [28.ES, 34.ES & 59.BE].

Pre submission Eastleigh Borough Local Plan 2011-2029, Policies [DM1, DM2, DM24 & DM29]

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)