Development Management
Application No F/15/76050
Your ref
Please ask for Clare Martin
Direct dial 023 8068 8256
Hours of work Tues-Fri 8.30 - 14.30
e-mail clare.martin@eastleigh.gov.uk

D Windsor
17 Rectory Court
Botley
Southampton
SO30 2SJ

07 April 2015

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

Application No. F/15/76050

In pursuance of their powers under the above Act and in accordance with your application received on 16 February 2015, with subsequent amendments dated

31/3/15

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

Description: Two storey side extension & single storey rear extension (amended scheme)
Site: 1 Barnsland Cottages, Swaythling Road, West End, Southampton, SO18 3HT

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: Coles Sht 1, Coles Sht 3 Rev B, Coles Sheet 4 Rev B, BC.001 Rev A. 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) No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

(4) No development shall start until an Arboricultural Impact Assessment, Method Statement and a Tree Survey (including a protective fencing plan) have been submitted to and approved in writing by the Local Planning Authority. The development must accord with the approved details and to the appropriate British Standard. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(5) No development shall start until a site meeting [attended by the Arboricultural Consultant and Site Manager] has taken place where a representative from the Local Planning Authority has inspected and approved the agreed tree fencing. Once approved no access by vehicles, storage or use of machinery, equipment or materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(6) The extension shall not be occupied until an arboricultural supervision statement has been submitted to and approved in writing by the Local Planning Authority. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

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 Revised Consultation Draft Eastleigh Borough Local Plan [2011-2029] 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 59.BE & 174.LB.

Revised Consultation Draft Eastleigh Borough Local Plan 2011-2029 Policies DM1 & DM10.

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 now required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

Note to Application: It is recommended that the flat roof be sloped toward the rear [shorter run for the slope] and have two roof outlets. This is a safety measure so that if one gets blocked there is another means of escape for the water prior to overflowing into the property. There are a lot of trees in the vicinity and hence lots of leaves that are likely to end up on the roof. Should you require further advice on this

point please contact Tim Dyer [Conservation & Architectural Officer] on 02380 688247 or at TimJSDyer@eastleigh.gov.uk

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)