Development Management
Application No C/14/74203
Your ref
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03 October 2014

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

Application No. C/14/74203

In pursuance of their powers under the above Act and in accordance with your application received on 4 March 2014, with subsequent amendments dated

24/07/14

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

Description: Single, two storey & first floor extensions, first floor balcony/terrace to front elevation, replacement single garage and addition of boundary wall & steps to front (amended description)
Site: 10 Crowsport, Satchell Lane, Hamble-Le-Rice, Southampton, SO31 4HG

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: PO1, EX00, EX01, LB01, PO2, EX02, EX03, PO3, EX04, PO4, PO5RevA, EX05, EX06, PO6, PO7, PO8RevA, PO9RevA, PO10,PO11, PO12, PO13RevA. 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 detailed information and plans are submitted to, and approved in writing by, the Local Planning Authority, which show the exact siting and design of the boundray treatment and its setting. The development must then be fuly implemented with the agreed details. Reason: To protect the distinctive character of the conservation area.

(5) No windows shall be constructed at first floor level in the rear elevation of the development hereby approved. Reason: To protect the amenity and privacy of the adjoining residential properties.

Note to Applicant: You have legal responsibilities under various pieces of legislation, including the Wildlife & Countryside Act 1981, Environmental Protection Act 1990 and The Hazardous Waste Regulations 2005, to control the Japanese Knotweed within your site. You must not allow it to spread. Any plant material or contaminated soil will be classified as controlled waste and must be disposed of appropriately. You are advised to read 'Managing Japanese Knotweed on Development Sites' Code of Practice, version 3, amended 2013, published by the Environment Agency for further information and guidance.

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 (6), saved Policy 59.BE, 169.LB, 184.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policy 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 required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

Note to Applicant: Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant

or developer. Please contact Southern water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www. Southernwater.co.uk

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)