Development Management
Application No F/15/76738
Your ref
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Mr Ian Knight
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7 Coldeast Way
Sarisbury Green
Southampton
SO31 7AT

12 August 2015

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

Application No. F/15/76738

In pursuance of their powers under the above Act and in accordance with your application received on 17 June 2015

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

Description: Construction of conservatory & detached double garage with new access off St. Marys Road, following removal of existing
Site: Tobermar, Oakhurst Close, Netley Abbey, Southampton, SO31 5AW

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc 01, SK1 Rev B. 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 then 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 a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan should detail proposed safeguards to ensure that the adjacent Site of Importance for Nature Conservation (SINC) is adequately protected during the construction of the development. Reason: In the interests of biodiversity and to ensure that the St Mary's Road Wood SINC is protected during the development works.

(5) The garage hereby approved must be used only for purposes incidental to the enjoyment of the dwellinghouse and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes. Reason: To protect the amenity of nearby residential properties.

Note to Applicant: Whilst a habitat survey has not been requested to support this application, the presence of protected species on the site (for example badgers, dormice, bats, and reptiles) cannot be ruled out. The applicant's attention is drawn to the fact that certain species are legally protected and therefore should any evidence of their presence be found during site clearance or construction works, advice from a suitably qualified ecologist should be sought immediately. Details of suitably qualified ecologists and wildlife specialists can be obtained from the Chartered Institute of Ecology and Environmental Management's professional directory: http://www.cieem.net/members-directory

Note to Applicant: The permission does not authorise the undertaking of any works involving excavations in the highway carriageway, footway or verge. A road opening permit should be obtained from Hampshire Highways and you advised to discuss this matter with them prior to the commencement of any works (Tel: 0845 6035633).

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 23.NC, 25.NC, 59.BE.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policy DM1, DM9.

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 (PER)