considered and the applicant is advised to contact the Environmental Health Unit. Additionally recommended that this matter is brought to the attention of the Building Control Officer.

Should any information come to light during demolition or construction works that indicates the presence, or the possible presence of made ground or of contaminated soils, then this should be brought to the attention of the Environmental Health Unit and the excavated material be disposed in the appropriate manner. It is not to be reused on site, unless proven to be freeform chemical contamination.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)

(4) No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 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.

(5) No external plant or equipment shall be installed or used without the written consent of the Local Planning Authority. Any external plant designed for the use in connection with the building must have been provided with it the sound mitigation measures necessary to ensure that the amenity of occupiers of neighbouring premises is protected. .Reason: To protect the amenities of the occupiers of nearby properties.

(6) No development shall start until details for the sustainable disposal of surface water from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details. Reason: To ensure satisfactory provision of foul and surface water drainage.

(7) The development hereby permitted shall not be brought into use until the car park has been constructed, surfaced and marked out in accordance with the approved plan. The approved parking area shall not thereafter be used for any purpose other than the turning, parking, loading and unloading of vehicles. Reason: To make provision for off street parking for the purpose of highway safety.

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 Pre-Submision 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 101.T 191.IN].

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies [DM1 DM23 DM24 DM37].

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 Applicant: The application site lies in proximity to a petrol filling station and a former gas holder. The presence of made ground and/or contaminants in the ground cannot be ruled out. It is therefore recommended that the risks to the development be

Development Management
Application No F/13/73438
Your ref
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Mr N Appleby
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Langton Green
Tunbridge Wells
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23 June 2014

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

Application No. F/13/73438

In pursuance of their powers under the above Act and in accordance with your application received on 15 October 2013

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

Description: Single storey rear extension, internal alterations & associated parking to the rear following demolition of existing outbuilding
Site: 143 Passfield Avenue, Eastleigh, SO50 9NH

Subject to due compliance with the following conditions:
(1) 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.

(2) The development hereby permitted shall be implemented in accordance with the following plans numbered: 13049 001 P1, 13049 002 P1, 13049 003 P1, 13049 004 P1, 13049 005 P1 Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building. Reason: To ensure a satisfactory visual relationship between the new development and the existing.