Development Management
Application No F/14/75256
Your ref
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Mr B Saunders
Cheldage
Pembers Close
Fair Oak
SO50 7BN

29 October 2014

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

Application No. F/14/75256

In pursuance of their powers under the above Act and in accordance with your application received on 9 September 2014

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

Description: Two storey side extension
Site: 13 Cranbourne Park, Hedge End, Southampton, SO30 0NX

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 08/14/1, 08/14/2, 08/14/3, 08/14/4, 08/14/5, 08/14/6, 08/14/7. 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 new soakaways associated with the development hereby approved shall be located within 5m of a public sewer. Reason: In order to ensure the development does not affect Southern Water infrastructure

(4) No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
a) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;

Reason: To limit the impact the development has on the amenity of the locality

(5) In carrying out works hereby approved, any excavated areas between the new extension wall and footway shall to be backfilled with concrete (backfill material shall not include excavated materials from the site) from the point above the wall foundation concrete to the top of the footway back edging. Reason: To minimise the risk of land instability and thereby protect public safety.

(6) No development shall start until details for the sustainable disposal of surface water and disposal of foul sewerage 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) Within 3m of the adjacent public sewer, foundations for the extension hereby approved shall be taken down a minimum 150 mm below the invert level of the lowest point of the sewer adjacent to the north east corner of the extension. Reason: To safeguard structural integrity of the public sewer thereby protecting the amenities of the occupiers of nearby dwellings.

Informative Note:
The applicant is advised that necessary protective measure should be undertaken prior and at the commencement of the development hereby approved to ensure that the construction works do not damage Southern Water existing infrastructure. For further information in respect of this matter the applicant is advised to contact Southern Water directly before the commencement of works hereby approved at Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW. Ph: 0330 303 0119. www.southernwater.co.uk

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 Policy 59.BE

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

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: All reference to the Submitted Eastleigh Borough Local Plan relates to the 'Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, comprising:
- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)