Development Management
Application No F/16/79457
Your ref
Please ask for Mark Taylor
Direct dial 023 8068 8310
Hours of work Mon-Fri 9-5
e-mail mark.taylor@eastleigh.gov.uk

Rosenthal Design Services Ltd
25 Barnes Wallis Road
Fareham
PO15 5TT

27 February 2017

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. F/16/79457

In pursuance of their powers under the above Act and in accordance with your application received on 24 October 2016, with subsequent amendments dated

31 January 2017

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

Description: Single storey side & rear extension, following demolition of existing conservatory
Site: 15 Wylye Close, West End, Southampton, SO18 3LF

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: 01, 02, 03, 04, 05, 06, 07, DRAFT 2A-21/10.16/(1). 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.

(4) Notwithstanding the submitted tree protection plan, prior to the commencement of the demolition & development, tree protective fencing shall be erected at a minimum distance of 7.5 metres from the base of the tree identified on the plan DRAFT 2A –

21.10.16 (1). No construction, mixing of materials, storage or use of machinery, equipment or materials shall take place within the fenced area. Work cannot commence until suitable evidence has been provided to show that the fencing has been adequately installed and approved by the LPA Officer . The fencing shall be retained for the duration of the work. This tree condition may only be fully discharged on completion of the development subject to satisfactory evidence of compliance.

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 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.

(6) 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.

Note to Applicant: 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.

Note to Applicant: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order
a Adequate soakaway or infiltration system
b Water course
c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Note to applicant: You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier(s) where the building owner intends to carry out work which involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at www.communities.gov.uk.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)