Development Management
Application No C/15/76351
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02 July 2015

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

Application No. C/15/76351

In pursuance of their powers under the above Act and in accordance with your application received on 13 April 2015, with subsequent amendments dated

04/06/15

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

Description: Single storey side, front and rear extensions, addition of first floor living accommodation including roof terrace with parapet walls, visibility screening and construction of detached garage to rear.
Site: 14 Crowsport, 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: EX01, EX02, EX03, EX04, EX05, EX06, EX07, LP01, LP02 Rev.A, NPR02 Rev.A, NPR03 Rev.A, NPR04 Rev.A, NPR05 Rev.A, NPR06 Rev.A, NPR07 Rev.A, NPR08, NPR09, NPR10, NPR11, NPR12 Rev.A, NPR13, NPR14 & NPR15. 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 the following details have been submitted to and approved in writing by the Local Planning Authority:

a) details of the proposed parapet wall coping and glazing;
b) details of rainwater goods and downpipes;
c) details of glazing to be used including window frame colour;
d) details of proposed boundary treatments including the alignment, height and materials of all walls, fences and other means of enclosure; and
f) the provision to be made for external lighting.
The development shall not be occupied until the approved details have been fully implemented unless agreed in writing by the Local Planning Authority. Reason: To limit the impact the development has on the locality.

(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) measures to control the emission of dust and dirt generated by demolition and construction works, including measures to prevent mud on the highway;
b) a scheme for controlling noise and vibration from demolition and construction activities [including details of any piling];
c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
Reason: To limit the impact the development has on the amenity of the locality

(5) The exterior walls of the development hereby permitted shall be in a white rendered finish and of a texture to match that used on the existing building. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(6) The development hereby approved shall not be occupied until the roof terrace privacy screen as shown on approved drawing 'NPR04 Rev.A' has been installed. Once installed the screen shall be permanently retained and no part of the roof, other than the area shown as roof terrace on the approved drawing shall at any time be used as a terrace or for any recreational purposes. Reason: To protect the amenity and privacy of the adjoining residential property.

(7) The garage hereby approved shall only be used in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes. Reason: To protect the amenities of the adjoining residential properties.

(8) No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.

(9) 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: 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 59.BE, 169.LB & 184.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies DM1, DM10 & DM24

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)