Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/69757
Your ref
Please ask for Rob Sims
Direct dial 023 8068 8258
Hours of work Mon-Thur 9.5, Fri 9-4.30
e-mail robert.sims@eastleigh.gov.uk

Mr David Feltham
Windowsize Ltd
9 Sovereign Crescent
Titchfield Common
Fareham
PO14 4LT

23 November 2011

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

Application No. F/11/69757

In pursuance of their powers under the above Act and in accordance with your application received on 29 September 2011

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

Description: Conversion of detached garage to garden room/office and store
Site: 23 The Spinney, Bishopstoke, Eastleigh, SO50 8PF

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 'Elevations and Floor Plans.' Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) The materials to be used must match as closely as possible, in type, colour and texture, those on the existing building. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

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, as listed below, and after due regard to all other relevant

material considerations the local planning authority is of the opinion that permission should be granted.

The following development plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011, saved Policies (59.BE).

Note to Applicant: The application site lies on an area identified as being in-filled. The presence of 'made ground' and / or contaminants in the ground cannot be ruled out. Should any information come to light during the 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 Service, who are contactable on 023 8068 8329 and further investigation work may then be required.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)