Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70560
Your ref
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A J Design
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SO53 3NZ

08 June 2012

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

Application No. F/12/70560

In pursuance of their powers under the above Act and in accordance with your application received on 6 March 2012

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

Description: Front and rear extensions, rear conservatory and loft conversion to provide first floor living accommodation with 2No. Side facing dormer windows
Site: 20 Cuckoo Bushes Lane, Chandler's Ford, Eastleigh, SO53 1JX

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: Bishop A, B, C, D, E. 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.

(4) The first floor velux windows within the eastern roof plane and first floor dormer windows within the western roof plane must be glazed with obscure glass and have no opening parts less than 1.7 metres above the floor level of the room which they serve or have their bottom cill at least 1.7 metres above floor level and must be

maintained in that condition. Reason: To preserve the amenity of the adjoining properties.

(5) The development hereby permitted must not be brought into use until an area for the parking of a minimum of 3 vehicles in accordance with a scheme to be approved in writing by the Local Planning Authority has been provided and the areas shall be surfaced and subsequently retained and kept available at all times for that purpose. Reason: In the interests 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, 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 Policy 59.BE

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)