Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/70064
Your ref
Please ask for Sarah Douglas
Direct dial 023 8068 8350
Hours of work Mon1-5, Weds9-5, Fri9-5
e-mail sarah.douglas@eastleigh.gov.uk

Mr A Hibberd
17 Quob Lane
West End
Southampton
SO30 3GJ

06 February 2012

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

Application No. F/11/70064

In pursuance of their powers under the above Act and in accordance with your application received on 12 December 2011

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

Description: Single storey side & rear extension
Site: 17 Quob Lane, West End, Southampton, SO30 3GJ

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: Quob-0211-001 B, Quob-0211-002 C, Quob-0211-003 D, Quob-0211-04 A, Quob-0211-005. 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: Under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of a main river or any proposed works or structures within 15 metres of a sea defence.

This permission is separate from planning permission and cannot be considered retrospectively.

Please be aware that the Environment Agency has up to two months to determine applications for Flood Defence Consent and you are therefore advised to contact the local Environment Agency Office as soon as possible to discuss making an application. Consent will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)