Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/69575
Your ref
Please ask for Nicola Reid
Direct dial 023 8068 8493
Hours of work Mon-Thurs 9-5, Fri 9-4.30
e-mail nicola.reid@eastleigh.gov.uk

Mr M Reynolds
Reynolds Associates
154 Brook Lane
Warsash
Southampton
SO31 7EW

02 December 2011

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

Application No. F/11/69575

In pursuance of their powers under the above Act and in accordance with your application received on 25 August 2011

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

Description: Two storey side extension with 2no. side roof lights, single storey rear extension & enlargement of existing rear dormer window
Site: 6 Woolston Road, Netley Abbey, Southampton, SO31 5FQ

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1, 2, 3, 4, 5, 6, 7, 8. 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 side roof lights serving bedroom one must be positioned no lower than 1.7m above the floor of the room. Reason: To preserve the amenity of the adjoining property.

(5) No additional or altered window shall be constructed in the side facing elevation or roof slopes of the extension hereby permitted without the prior written permission of the Local Planning Authority. Reason: To protect the amenity and privacy of the occupiers of the adjoining property.

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 is located within a feature marked as a gravel pit as shown on historical ordnance survey mapping and could be potentially located on highly permeable strata. The applicant is advised to contact Environmental Health to discuss issues related to the above and in addition, it is recommend that this is brought to the attention of the Building Control officer.

Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of contaminants in the ground and/or gases & vapours, then this should be brought to the attention of the Environmental Health Service immediately on 023 8068 8329.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)