Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/69804
Your ref
Please ask for Gary Osmond
Direct dial 023 8068 8490
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail gary.osmond@eastleigh.gov.uk

Mr W Carroll
2 Valley Road
Chandler's Ford
Eastleigh
SO53 1GP

26 March 2012

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

Application No. F/11/69804

In pursuance of their powers under the above Act and in accordance with your application received on 10 October 2011

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

Description: Raising of ridge and alterations to roof, including side dormers, to provide additional living accommodation
Site: 36 Valley Road, Chandler's Ford, Eastleigh, SO53 1GP

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: Location/Site Plan & WSC/11/06/01 Sheet B. 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) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of the building is satisfactory.

(4) Any windows or roof lights at first floor level on the eastern and western side elevations must be glazed with obscure glass and have no opening parts less than 1.7 metres above the floor level of the rooms which they serve and must be

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

(5) No construction or demolition work must take place except between the hours 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.

(6) No burning of materials obtained by site clearance or from any other source shall take place on this site during the construction and fitting out process. Reason: In the interests of amenity.

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].

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)