Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/68624
Your ref
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14 September 2011

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

Application No. F/11/68624

In pursuance of their powers under the above Act and in accordance with your application received on 16 February 2011, with subsequent amendments dated

16/05/2011

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

Description: First floor and two storey front, two storey side and rear extensions and raising of roof to provide first floor accommodation, following demolition of existing garage
Site: 59 Nichol Road, Chandler's Ford, Eastleigh, SO53 5AX

Subject to due compliance with the following conditions:

(1) This planning decision is in accordance with the following plans numbered: LOC 01, 11/NR/00, 11/NR/01, 11/NR/02, 11/NR/03 & 11/NR/04. Reason: To ensure that the development is completed in accordance with the approved plans.

(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) No development must start on site until foundation construction details and specific tree protection measures for the parts of the development within the root protection area of the Sweet Chestnut, which is subject to a preservation order, have been submitted to and agreed in writing by the Local Planning Authority. The development must then be built in accordance with these agreed details. Reason: To ensure the health of the protected tree.

(5) The development shall be carried out in accordance with the approved Arboricultural Method Statement produced by Landscape Answers, dated July 2011, and a precommencement meeting must be held on site before any construction work begins. No works shall commence on site until such a meeting has been held and protection measures agreed in writing by the Local Planning Authority. This meeting is to be attended by the Local Planning Authority the arboricultural consultant for the applicant and the site manager. Reason: To ensure the health of the protected trees.

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)