Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/69849
Your ref
Please ask for Rachel Illsley
Direct dial 023 8068 8446
Hours of work Wed-Thurs 9-5 Fri 9-4.30
e-mail rachel.illsley@eastleigh.gov.uk

R & O Designs
Richmond House
Green Lane
Southampton
SO31 7DF

16 January 2012

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

Application No. F/11/69849

In pursuance of their powers under the above Act and in accordance with your application received on 11 October 2011

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

Description: Two storey side extension with dormer window to rear
Site: 25 Sharon Road, West End, Southampton, SO30 3AR

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans:1123/01, 1123/02, 1123/03. 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) 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.

(5) Before development commences, a plan must be submitted to and approved in writing by the Local Planning Authority showing a line of protective fence around the canopy edge of the trees to be retained at the front of the site. Fencing shall be weld mesh panels secured to a scaffold framework in accordance with BS5837. No excavation shall commence on the site until the fencing has been erected and the fencing must be maintained during the course of works on the site. No access by vehicles or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fencing area. Note: The card accompanying this notice should be sent to the Development Control Section when the protective fencing is in place and development must not commence until the fencing has been inspected and the card signed by the inspecting officer. Reason: To ensure the natural features are protected from damage throughout the construction period.

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

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)