Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/70092
Your ref
Please ask for Gary Osmond
Direct dial 023 8068 8490
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Mr R Bullen
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Lee-On-Solent
PO13 9NB

28 February 2012

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

Application No. F/11/70092

In pursuance of their powers under the above Act and in accordance with your application received on 26 November 2011, with subsequent amendments dated

15/02/12

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

Description: Two storey front extension, two storey rear extension and flat roof to existing single storey rear
Site: 37 Hiltingbury Road, Chandler's Ford, Eastleigh, SO53 5SR

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: PA10-124:01, PA10-124:02 Rev:I and TSP-37hilt/001 Rev: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) 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 development shall be carried out in accordance with the approved Arboricultural Impact Appraisal and Method Statement produced by Technical Arboriculture, dated February 2012, Report Ref: 'AIA/AMS-KC/37hilt/001 Rev A' and

the foundation details shown on approved drawing 'PA10-124:02 Rev:I', which includes the requirement for a pre-commencement meeting to be held on site before any site clearance or construction work begins, such meeting to be attended by the Local Planning Authority and the arboricultural consultant for the applicant. Reason: To ensure the health of the protected trees.

(5) No additional or altered window shall be constructed in the eastern side elevation of the extensions 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.

(6) The resulting flat roof of the existing single storey rear extension shall at no time be used as a balcony/terrace area and the glazed balustrade shown on approved drawing 'PA10-124:02 Rev:I' shall be installed prior to occupation of Bedroom 3 and retained thereafter. 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 Policy [59.BE].

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)