Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70226
Your ref
Please ask for Clare Martin
Direct dial 023 8068 8256
Hours of work Wed-Thurs-Fri only
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Mr N Sanders
Sanders Design Services Ltd
95 Cedar Road
Hythe
SO45 3PX

29 February 2012

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

Application No. F/12/70226

In pursuance of their powers under the above Act and in accordance with your application received on 6 January 2012

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

**Description:** Conversion of garage & addition of single storey front & rear extensions
**Site:** 24 Woodstock Close, Hedge End, Southampton, SO30 0NG

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: Ap sht 1, Ap sht 2, and Ap sht 3. 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) In the event that contamination is found when carrying out the approved development it must be immediately reported to the Environmental Health Unit. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required, the development shall

not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. Reason: To minimise the risk from land contamination for the safety of residents.

(5) Any excavated material shall not be reused, unless proven to be 'free' from chemical contamination. Reason: To minimise the risk from land contamination for the safety of residents.

(6) The approved development shall not be brought into use until a minimum of two car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available. Reason: To make provision for off street parking.

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: Conditions 4 & 5 have been imposed as the application site lies on an area identified as having a former use as a Tannery, as shown on the historical ordnance survey mapping. The presence of 'made ground' and / or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the design of the floor construction. Further information and advice about developing ‘Brownfield Land’ can be found on the Council’s website or by contacting David Reed of the Environmental Health Team on 02380 683352. You should also bring this matter to the attention of the Building Control Officer.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)