Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/71148
Your ref
Please ask for Kitty Budden
Direct dial 023 8068 8266
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail kitty.budden@eastleigh.gov.uk

Mr Neil Trenfield
294 Upper Weston Lane
Sholing
Southampton
SO19 9HZ

29 August 2012

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

Application No. F/12/71148

In pursuance of their powers under the above Act and in accordance with your application received on 11 July 2012

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

Description: First floor side extension, conversion of garage to habitable accommodation and new front porch
Site: 36 Stubbington Way, Fair Oak, Eastleigh, SO50 7LR

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans:01, 02, 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) The development hereby permitted must not be brought into use until an area for the parking of three vehicles has been provided. It shall be retained and kept available at all times for these purposes. Reason: In the interests of highway safety.

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: The site is located within a former sand pit, and the Council's Environmental Health unit does not hold any records indicating any protection measures installed. The proposed development will need to include features to protect against potential ground gases and not reduce any existing protection measures offered by the existing building design.

The applicant is advised to contact Environmental Health, 023 8068 8000, to discuss the options open to them.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)