Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/69926
Your ref
Please ask for Nicola Reid
Direct dial 023 8068 8493
Hours of work Mon-Thurs 9-5, Fri 9-4.30
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27 Moorhead Court
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SO14 3GQ

11 January 2012

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

Application No. F/11/69926

In pursuance of their powers under the above Act and in accordance with your application received on 17 October 2011, with subsequent amendments dated

29/12/2011

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

Description: Two storey side & rear extension
Site: 4 Hound Road, Netley Abbey, Southampton, SO31 5FX

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: LOC 01, 02 Rev. A. 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 side facing ground floor window serving the cloak room and the rear facing first floor window serving the bathroom must be glazed with obscure glass and must

be maintained in that condition. Reason: To preserve the amenity of the adjoining properties.

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

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 application site lies in close proximity to a former refuse tip. 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 and the number / location of service penetrations. The applicant should also be advised to contact Environmental Health to discuss the above. In addition, we would recommend that this is brought to the attention of the Building Control officer. Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence contaminated soils, then this should be brought to the attention of the Environmental Health Service. Further information and advice about developing ‘Brownfield Land’ can be found on the Council’s website. The relevant web-page is entitled ‘Development of Brownfield Land’.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)