Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/71089
Your ref
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R S Architectural Ltd
2 Boyatt Cottages
Lewes Close
Eastleigh
SO50 4QJ

23 August 2012

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

Application No. F/12/71089

In pursuance of their powers under the above Act and in accordance with your application received on 2 July 2012

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

Description: Erection of detached single garage at front
Site: 103 Olympic Way, Fair Oak, Eastleigh, SO50 8QS

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 11/538/02.
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 accord with the Arboricultural Impact Study and Method Statement prepared by Dermot Cox, dated April 2011. Foundation details and design will need to be approved in writing by the LPA before construction can commence. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(5) No development shall start until a site meeting (attended by the Arboricultural Consultant and Site Manager) has taken place where all aspects of the Arboricultural Report are discussed and understood by all party's. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(6) The building the subject of this permission must be used only for purposes incidental to the enjoyment of the dwelling house and shall not be used for any business, commercial or industrial purposes whatsoever. Reason: To protect the amenities of nearby residents.

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)