Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/71033
Your ref
Please ask for Gary Osmond
Direct dial 023 8068 8490
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail gary.osmond@eastleigh.gov.uk

Metroscape Design Ltd (M Stevens)
Shady Oak
5 Ayerswood
Burseldon Road
Southampton
SO30 0DF

29 August 2012

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

Application No. F/12/71033

In pursuance of their powers under the above Act and in accordance with your application received on 27 June 2012

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

Description: Two storey rear extension, raising of ridge height and roof alterations to provide first floor accommodation with deck
Site: 8 Common Close, Chandler's Ford, Eastleigh, SO53 1HF

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: P01, P02, P03, P04, P05, P06 & P07. 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) 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.

(5) No burning of materials obtained by site clearance or from any other source to take place on this site during the construction and fitting out process. Reason: To protect those trees which are subject to preservation order and in the interests of amenity.

(6) The roof light windows at first floor level on the north-eastern and south-western side elevations must be glazed with obscure glass and fixed shut or positioned so that their bottom cills are at least 1.7 metres above the floor level of the room which they serve and must be maintained in that condition. Reason: To preserve the amenity of the adjoining properties.

(7) The development hereby permitted must not be brought into use until the areas shown on approved plan 'P01' for the parking of vehicles shall have been made available and surfaced, and the areas must be retained and reserved for that purpose at all times. Reason: In the interests of highway safety/amenity.

Note to Applicant: Please be aware that the site may be subject to potential ground contamination due to the former use of the site as a brick works. It is recommended that this is brought to the attention of your Building Control Officer. For further information please contact the Environmental Health Unit on 023 8068 8490.

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)