Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/69404
Your ref
Please ask for Tracy Payne
Direct dial 023 8068 3346
Hours of work M&T 9.30-5 W&T&F 9.30-2
e-mail tracy.payne@eastleigh.gov.uk

Mr C Herridge
CH Design Partnership Ltd
32 The City Business Centre
Hyde Street
Winchester
SO23 7TA

06 January 2012

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

Application No. F/11/69404

In pursuance of their powers under the above Act and in accordance with your application received on 22 July 2011, with subsequent amendments dated

10th October 2011, 1st December 2011

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

Description: Raising of roof to provide first floor accommodation including 3No. Dormers to front and 3.No. Dormers to rear, single storey rear extension and decking (amended description)
Site: 100 Pitmore Road, Eastleigh, SO50 4LW

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1356/01, 1356/02, 1356/03, 1356/04c, 1356/05c. 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) No development shall take place until the applicant has carried out an adequate assessment of the risks, to or arising from, the proposed development, and a report of this assessment, including recommendations for protection of the development, has been received and approved in writing by the LPA. [British Standard BS10175:2011 'Investigation of potentially contaminated sites – Code of

Practice' is a useful source of advice on site investigation] Any recommendations for protection of the development, the remediation scheme, must be supervised by a competent person and a completion certificate provided by that person to the LPA to certify that the works have been implemented in accordance with that scheme. Reason: To minimise the risk of pollution and to ensure the site is satisfactorily decontaminated.

(4) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(5) Developments shall not begin until a scheme of works to deal with dust from site has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall then be implemented and retained to the satisfaction of the local Planning Authority. Reason: To protect the amenity of the occupiers of adjoining properties.

(6) 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 without the prior written consent of the Local Planning Authority. Reason: In the interests of amenity.

(7) No additional windows shall be constructed in the North West or South East elevations of the development 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.

(8) The development hereby permitted must not be brought into use until a minimum of 3 parking spaces shall have been made available and the areas must be reserved for that purpose at all times. Reason: In the interests of highway safety.

(9) The temporary shed shown on the approved plans shall be removed from the site within 12 months of the date of this permission. Reason: Permanent retention is not appropriate in the current location.

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

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

Note to Applicant: In advance of the commencement of development the condition relating to actual / potential land contamination requires that the assessment be completed and approved. As a result of the assessment, amendments to the design of building structures may be required, and therefore adequate provision of time needs to be made so the assessment can be completed before works commence on site.

Should you have any questions regarding this please contact Environmental Health on 02380 688304.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)