Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70984
Your ref
Please ask for Kitty Budden
Direct dial 023 8068 8266
Hours of work Mon-Thurs 9-5 Fri 9-4.30
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Mr R Monaghan
Culduthel
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Winchester
SO22 5HP

06 August 2012

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

Application No. F/12/70984

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

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

Description: Single storey side and rear extension
Site: 77 Church Road, Bishopstoke, Eastleigh, SO50 6DR

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1553/1, 1553/6. 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) 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.

(4) Prior to commencement on site, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved method statement. This method statement shall include details regarding the design and construction of foundations and the siting and design of any protective fencing and ground protection.

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 a representative from the Local Planning Authority has inspected and approved the fencing and signed the card which accompanies this decision notice. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(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, or the character of the locally important building 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 1.CO, 3.CO, 9.CO, 59.BE, 175.LB.

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: This development site is located adjacent to a former licensed landfill site (Breach Farm; reference number 9/16), which is shown on the historical aerial photography that this Service holds and old planning records.

The proposed development has the potential to be affected by gases / vapours from the former landfill site, therefore the Council's Environmental Health service recommends that no development shall take place until the applicant has carried out an adequate assessment of the risks, to or arising from, the proposed development to consider whether any protection measures are required. [British Standard BS10175:2011 ‘Investigation of potentially contaminated sites Code of Practice’ is a useful source of advice on site investigation]

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)