Development Management
Application No F/16/78569
Your ref
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Mr Allera
13 Coultas Road
Chandler's Ford
Eastleigh
SO53 5BA

09 August 2016

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. F/16/78569

In pursuance of their powers under the above Act and in accordance with your application received on 6 June 2016

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

Description: Single storey rear extension
Site: 13 Coultas Road, Chandler's Ford, Eastleigh, SO53 5BA

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc 01, Blo 02, 02 Rev A, 03, 04, 05.
Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building[s].
Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) The ground floor windows on the east elevation serving the ensuite and bedroom shall either be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the windows shall be permanently maintained in that condition.
Reason: To protect the amenity and privacy of the adjoining residential properties.

(5) The roof-light serving the ensuite on the east elevation shall be positioned at least 1.7 metres above the floor of the room in which it is installed. The roof-light serving the mezzanine shall be obscure glazed to Pilkingtons level 3 or equivalent and fixed shut. Once installed the window[s] shall be permanently maintained in that condition.
Reason: To protect the amenity and privacy of the adjoining residential properties.

Note to Applicant: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)