Development Management
Application No F/15/76554
Your ref
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Mr A Cross
246 Chestnut Avenue
Eastleigh
SO53 3HN

08 July 2015

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

Application No. F/15/76554

In pursuance of their powers under the above Act and in accordance with your application received on 18 May 2015

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

**Description:** Single storey rear extension, following removal of existing conservatory
**Site:** 246 Chestnut Avenue, Eastleigh, SO53 3HN

Subject to due compliance with the following conditions:
(1) 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.

(2) The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc 01, Blo 02, 03, 04, 05, 06, 07, 08, 09, 10, 11. Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The materials to be used must match as closely as possible, in type, colour and texture those listed in Section 11 of the application form. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

(4) The ground floor windows on the west elevation [as marked on the approved plan] shall be: obscure glazed to Pilkingtons level 3, once installed the windows shall be permanently maintained in that condition. Reason: To protect the amenity and privacy of the adjoining residential properties.

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, comprising the Eastleigh Borough Local Plan Review 2001-2011, and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 the Submitted Local Plan comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', the local planning authority is of the opinion that permission should be granted.

The following development plan saved policies and emerging draft local plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review [2001-2011], saved Policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policy DM1

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)