Development Management
Application No F/16/79544
Your ref
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Mr P Biddle
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16 January 2017

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

Application No. F/16/79544

In pursuance of their powers under the above Act and in accordance with your application received on 24 November 2016, with subsequent amendments dated

20/12/2016

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

Description: Ground, first floor & two storey rear extension
Site: 18 Goldsmith Road, Eastleigh, SO50 5EP

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: P001 Rev A & P002 Rev B. 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 dwelling. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) The new first floor window on the northern side elevation, as shown on the approved plans, shall either be: a) obscure glazed to Pilkingtons level 3 or equivalent with no opening parts less than 1.7 metres above the floor level of the room which it serves; OR b) positioned at least 1.7 metres above the floor of the room in which it is installed. Once installed the window shall be permanently maintained in that condition. Reason: To protect the amenity and privacy of the adjoining residential property.

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.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)