Development Management
Application No F/17/79879
Your ref
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Miss Ella Cole
Anglian Home Improvements
National Administration Centre
Norwich
NR6 6EJ

11 April 2017

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

Application No. F/17/79879

In pursuance of their powers under the above Act and in accordance with your application received on 17 January 2017

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

Description: Single storey rear extension
Site: 4 St. Leonards View, Dodwell Lane, Bursledon, Southampton, SO31 1AQ

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, 099/93424 1 of 2, 099/93424 2 of 2.
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) No excavation, demolition or development related works shall commence until evidence of tree protection measures, as detailed in the Arboricultural Method Statement, has been submitted and approved by the LPA. Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take

place within the fenced area. Tree protection measures shall be retained in their 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.

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.

You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier(5) where the building owner intends to carry out work which involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at www.communities.gov.uk.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)