Development Management
Application No F/15/76345
Your ref
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Hours of work Mon-Thurs 9-5 Fri 9-4.30
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Mr A John
A.J Design
94 Hiltingbury Road
Chandlers Ford
SO53 5NZ

13 July 2015

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

Application No. F/15/76345

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: Erection of detached garage & outbuilding
Site: 21 Oakmount Avenue, Chandler's Ford, Eastleigh, SO53 3AB

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: A, B, C. 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 must match as closely as possible in type, colour and texture to those listed in Section 10 of the application form. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

(4) The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit. Reason: To protect the amenity of the neighbouring 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 Policies 43.ES, 44.ES, 59.BE.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies DM1, DM24.

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: Southern Water Services have highlighted that their records show that there is a water distribution main and foul sewer within the site to which development easements apply. Their records show only the approximate position of these sewers and as such their exact location will need to be determined on site. You are strongly advised to discuss this matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) prior to commencing any development works. You should also be aware that a formal application for connection to the public sewerage system may be required in order to service the development and again advice should be sought from Southern Water Services on this matter.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)