Development Management
Application No F/17/80092
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13 April 2017

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

Application No. F/17/80092

In pursuance of their powers under the above Act and in accordance with your application received on 27 February 2017, with subsequent amendments dated

8 March 2017

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

Description: Two storey and single storey rear extension, 1no. rear dormer window and extension to existing front dormer window
Site: 12 Woodlands Close, Chandler's Ford, Eastleigh, SO53 5AT

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: 498.PL.001, 498.PL.002, 498.PL.003, 498.PL.004, 498.PL.005, 498.PL.006, 498.PL.007, 498.PL.008, 498.SU.001, 498.SU.002, 498.SU.003, 498.SU.004, 498.SU.005, 498.SU.006, 498.SU.007, 498.SU.008, 498.PL.BLOCK, 498.PL.SITE, 498.PL.VIEWS. Reason: For the avoidance of doubt and in the interests of proper planning.

(3) No excavation, demolition or development related works shall take place on site until an Arboricultural Method Statement, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations) and a scaled Tree Protection Plan are submitted and approved by the LPA. The approved

Arboricultural Method Statement and Tree Protection Plan must be adhered to in full, and may only be modified subject to written agreement from the LPA.

Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

(4) No development shall commence until evidence has been submitted and approved by the LPA of the tree protection measures, as detailed as part of condition 3. 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.

(5) 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. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(6)The roof light on the east elevation serving the en-suite bathroom shall either be:
a) obscure glazed to Pilkingtons level 3 or equivalent with no opening below 1.7m from the floor height of the roof that 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 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)