Development Management
Application No F/15/76985
Your ref
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Mr Emyr Griffiths
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16 October 2015

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

Application No. F/15/76985

In pursuance of their powers under the above Act and in accordance with your application received on 3 August 2015, with subsequent amendments dated

01/10/2015

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

Description: Two storey rear extension, insertion of 2no. windows to eastern elevation & raising decking to rear
Site: 24 Shorts Road, Fair Oak, Eastleigh, SO50 7EH

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 001 Rev C, 002 Rev B, 003 Rev E. 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 approved first floor windows on the east elevation, as marked on the approved plan, shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight to a height of no less than 1.7 metres above the floor of the room in which they are installed. Once installed the windows shall be permanently maintained in that condition. Reason: To protect the amenity and privacy of the adjoining residential properties.

(4) No additional or altered windows shall be constructed in the east or west elevations of the development hereby approved other than those expressly authorised by this permission or by the Local Planning Authority at a later date. Reason: To protect the current and future amenity and privacy of the adjoining residential properties.

(5) The development shall be provided in accordance with the approved parking layout detailed in plan 001 Rev C and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence. Reason: To make provision for off street parking for the purpose of highway safety.

(6) 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 approved plan 003 Rev E and outlined in Section 11 of the application form. Reason: To ensure a satisfactory visual relationship between the new development and the existing property; and between the new development and the adjoining property.

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)