Development Management
Application No F/16/78058
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11 April 2016

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

Application No. F/16/78058

In pursuance of their powers under the above Act and in accordance with your application received on 16 February 2016

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

Description: Roof extension to provide first floor living accommodation with 3no. front dormer windows, 2no. first floor side windows, 2no. rear dormer windows, addition of single storey side and rear extension and alterations to garage roof
Site: 152 Hiltingbury Road, Chandler's Ford, Eastleigh, SO53 5NS

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 230/11/01, 230/11/02, 230/11/03, 230/11/04, 230/11/05. 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 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 development shall start until an Arboricultural Impact Assessment to assess the impact of proposed works, including below-ground utilities.
Method Statement, Tree Survey (to BS5837:2012) of such features including details of species, dimensions, age, condition, class, growth potential and legal status.
Documentation detailing Root Protection Areas, Tree Protection Plan and, Arboricultural Method Statement for works near trees.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(5) The first floor window on the west elevation [as marked on the approved plan] shall be obscure glazed to Pilkingtons level 3 or equivalent. Once installed the window shall be permanently maintained in that condition. Reason: To protect the amenity and privacy of the adjoining residential properties.

(6) No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

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, 104.T, 181.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policy DM1, DM4

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.

Under the Town and Country Planning England Regulations 2012, a fee is required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)