Development Management
Application No F/16/78189
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29 April 2016

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

Application No. F/16/78189

In pursuance of their powers under the above Act and in accordance with your application received on 7 March 2016

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

Description: Raising of roof to create two storey dwelling, two storey side extension, single storey rear extension, insertion of 2no. dormers to front, 3no. dormers to rear & integral garage
Site: 15 Oakwood Road, Chandler's Ford, Eastleigh, SO53 1LW

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 1809/08_50 Rev B, 2917-009-TPP Rev A. 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 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[s]. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) The development must accord with the Arboricultural Impact Assessment and Method Statement (2917-009) produced by Shawyers Tree Specialists dated 2nd

March 2016. Tree Protection must be addressed as per the Tree Protection Plan enclosed within the report. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(5) No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and the Tree Services Manager from the Local Planning Authority. Work cannot commence until the Tree Services Manager has inspected and approved the tree protection, ensuring it conforms to the Tree Protection Plan and the Method Statement. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work.
All other aspects of the Arboricultural Impact Assessment and Method Statement will be addressed at this meeting including any required changes with final layout of the scheme and the installation of services that may have an impact on trees.
This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of compliance monitoring by the pre-appointed consulting arboriculturalist. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(6) The first floor windows on the southwest and northeast side elevations shall either be: a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR b) positioned at least 1.7 metres above the floor of the room in which [it is/ they are] installed. Once installed the window[s] shall be permanently maintained in that condition. Reason: To protect the amenity and privacy of the adjoining 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 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.

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)