Development Management
Application No F/15/77103
Your ref
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28 October 2015

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

Application No. F/15/77103

In pursuance of their powers under the above Act and in accordance with your application received on 27 August 2015, with subsequent amendments dated

23 Oct 2015

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

Description: Single storey side and rear extension
Site: 8 Clanfield Close, Chandler's Ford, Eastleigh, SO53 2HL

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: SSH/00, SSH/01, SSH/02 Rev A, SSH/03 Rev B, SSH/04 Rev A, SSH/05 Rev 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 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 construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and

construction work shall only take place in accordance with the approved method statement which shall include:
a) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
b) the parking of vehicles of site operatives and visitors;
c) provision for storage, collection, and disposal of rubbish from the development during construction period;
Reason: To limit the impact the development has on the amenity of the locality

(5) No parking of vehicles, storage or use of machinery, equipment or materials shall take place underneath the crown spread of the nearby trees within the site. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(6) The development hereby permitted shall not be occupied until the timber fence has been constructed in accordance with details shown on the approved plans and thereafter retained in that condition. Reason: In the interests of visual/residential amenity.

(7) The development hereby permitted shall not be brought into use until a minimum of 3 car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available. Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

(8)The development hereby approved shall be used only for purposes within Class C3 of the schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that/those Class[es] in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes. Reason: In the interests of highway safety and local amenity.

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)