Development Management
Application No F/15/75820
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Sanders Design Services Ltd
95 Cedar Road
Southampton SO45 3PX

10 March 2015

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/15/75820

In pursuance of their powers under the above Act and in accordance with your application received on 13 January 2015

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

Description: Two storey side and rear extension
Site: 27 Walnut Close, Chandler's Ford, Eastleigh, SO53 5RQ

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: Joll sht 1 REV x, Joll sht 2 REV x and Joll sht 3 REV x Reason: For the avoidance of doubt and in the interests of proper planning.

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

(4) The first floor windows on the eastern elevation shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the window shall be permanently maintained in that condition. Reason: To protect the amenity and privacy of the adjoining residential properties.

(5) 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.

(6) The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit. Reason: To protect the amenity of the adjoining residential properties.

(7) No additional or altered windows shall be constructed in the east or west elevations of the development hereby approved. 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)