Development Management
Application No F/15/75796
Your ref
Please ask for Jagdeep Birk
Direct dial 023 8068 8123
Hours of work Mon-Thurs 9-5, Fri 9-4.30
e-mail jagdeep.birk@eastleigh.gov.uk

Ms Lesley Hally
La Hally Architect
38 Leigh Road
Eastleigh
SO50 9DT

11 March 2015

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

Application No. F/15/75796

In pursuance of their powers under the above Act and in accordance with your application received on 12 January 2015

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

Description: Raising of ridge and first floor extension above garage, 2 storey front and rear extension, insertion of 2 dormers to front and rear elevation, insertion of 3 velux's, two sun tunnels to roofslope and enlargement to chimney.
Site: 88 Hiltingbury Road, Chandler's Ford, Eastleigh, SO53 5NZ

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan, Block Plan, 371.SU.007, 371.PL.007, 371.SU.005, 371 PL.005, 371.SU.004, 371 PL.004, 371.SU.006, 371 PL.006, 371.SU.002, 371 PL.002, 371.SU.001, 371 PL.001, 371.SU.003, 371 PL.003 and 371.SU.008. 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 development shall accord with the Arboricultural Implications Assessment and Method Statement produced by Enviroplant dated 20th March 2009. Protective fencing must be erected 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.

(4) No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.

(5) 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.

(6) The velux windows at first floor on the eastern elevation as marked on the approved plan 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 windows shall be permanently maintained in that condition.
Reason: To protect the amenity and privacy of the adjoining residential properties.

(7) Not withstanding the approved plans, no development shall start until details and samples of the materials to be used in the construction of the roof of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

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.



Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)