Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70251
Your ref
Please ask for Tracy Payne
Direct dial 023 8068 3346
Hours of work M&T 9.30-5 W&T&F 9.30-2
e-mail tracy.payne@eastleigh.gov.uk

Mr Stephen Clack
Swanleigh
13 West Horton Lane
Bishopstoke
Eastleigh
SO50 8LS

28 March 2012

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

Application No. F/12/70251

In pursuance of their powers under the above Act and in accordance with your application received on 12 January 2012

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

Description: Erection of detached double garage at rear
Site: Swanleigh, 13 West Horton Lane, Bishopstoke, Eastleigh, SO50 8LS

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: LOC 01, 01, 02. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) Detailed proposals for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the building hereby approved is occupied. Reason: To ensure satisfactory provision of foul and surface water drainage.

(4) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development

commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(5) The building the subject of this permission must be used only for purposes incidental to the enjoyment of the dwelling house and shall not be used for any business, commercial or industrial purposes whatsoever. Reason: To protect the amenities of nearby residents.

(6) The development hereby permitted must be used only for purposes incidential to the enjoyment of the dwelling house and at no time shall a separate dwelling unit be established. Reason: The creation of a separate dwelling is not suitable in this location.

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, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

The following development plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011, saved Policy 59.BE

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

Note to applicant: In light of the size of the garage and positioning close to or over a public sewer, Full Building Regulations application forms and plans are required. For further information please contact them on 023 8068 8294

Note to applicant: The applicant is advised to enter into a diversion/build over agreement with Southern Water for the diversion or to build over a sewer under the terms of Section 185 of the Water Industry Act.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)



Awarded for excellence