Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70692
Your ref
Please ask for Clare Martin
Direct dial 023 8068 8256
Hours of work Tue/Wed am, Thurs/Fri 9-4
e-mail clare.martin@eastleigh.gov.uk

Mr P Delves
Byways
Portsmouth Road
Bursledon
Southampton
SO31 8EP

27 June 2012

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

Application No. F/12/70692

In pursuance of their powers under the above Act and in accordance with your application received on 8 May 2012

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

Description: Single storey rear extension, following demolition of existing extension & insertion of 1no. first floor window to south side elevation
Site: Byways, Portsmouth Road, Bursledon, Southampton, SO31 8EP

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1, 2, 3a, 4, 5. 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) The materials to be used must match as closely as possible, in type, colour and texture, those on the existing building. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

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, or 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 Policies: 59.BE

Note to Applicant: The application site lies on a formerly excavated land. The presence of 'made ground' and / or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the design of the floor construction and the number / location of service penetrations. Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination.

Should you have any queries regarding contamination or if any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, ‘made ground’ or of contaminated soils, then this should be brought to the attention of the Environmental Health Service on 02380 688000. In addition, we would recommend that this is brought to the attention of the Building Control officer.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)