Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70788
Your ref
Please ask for Gary Osmond
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Ms L Hally
L A Hally Architect
38 Leigh Road
Eastleigh
SO50 9DT

27 June 2012

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

Application No. F/12/70788

In pursuance of their powers under the above Act and in accordance with your application received on 18 April 2012

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

Description: Single storey front extension, single storey rear extensions, elevational alterations and rear decking
Site: 45 Hocombe Road, Chandler's Ford, Eastleigh, SO53 5SP

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 285.PL.SITE, 285.PL.BLOCK, 285.SU.001, 285.SU.002, 285.SU.003, 285.SU.004, 285.SU.005, 285.SU.006, 285.SU.007, 285.PL.001, 285.PL.002, 285.PL.003, 285.PL.004, 285.PL.005, 285.PL.006 & 285.PL.007. 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) Details of all external facing and roofing materials, as well as window frames, facias and rainwater goods 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 the building is satisfactory.

(4) No construction or demolition work must take place except between the hours 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.

(5) No additional or altered window shall be constructed in the western side elevation of the resulting building hereby permitted without the prior written permission of the Local Planning Authority. Reason: To protect the amenity and privacy of the occupiers of the adjoining property.

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 Policies [59.BE & 181.LB].

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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)