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

Note to Applicant: The application site lies on a formerly excavated site. 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. Should 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. 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 wish to discuss this further please contact Environmental Health on 02380 683346. 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)

Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70829
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

Reynolds Associates
154 Brook Lane
Warsash
Southamtpn
SO31 7EW

26 July 2012

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

Application No. F/12/70829

In pursuance of their powers under the above Act and in accordance with your application received on 3 May 2012, with subsequent amendments dated

10.7.12

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

**Description:** Single storey rear extension and decked area following demolition of existing conservatory (amended description)
**Site:** 16 Edward Avenue, Bishopstoke, Eastleigh, SO50 6EG

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1a, 2b, 3, 4.
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