EASTLEIGH BOROUGH COUNCIL

Development Control
Application No R/13/72552
Your ref
Please ask for Gary Osmond
Direct dial 023 8068 8490
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail gary.osmond@eastleigh.gov.uk

Mr Ian Ellis
Southern Planning Practice Ltd
Youngs Yard
Churchfields
Twyford
Winchester
SO21 1NN

19 August 2013

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

Application No. R/13/72552

In pursuance of their powers under the above Act and in accordance with your application received on 21 May 2013, with subsequent amendments dated

19/07/2013 & 16/08/2013

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

Description: Reserved matters pursuant to outline planning approval O/11/70078: Construction of 2No. 4-bed detached dwellings, 2No. 3-bed detached dwellings and 8no. 3-bed semi-dwellings, matters to be considered are appearance, landscaping, layout and scale.

Site: The Former Build Centre, Knowle Hill, Eastleigh, SO50 4LZ

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 1307- 00 A, 1307-01 A, 1307-02 A, 1307-03 A, 1307-04 A, 1307-05 A, 1307-06 A, 1307-07 A, 1307-08 A, 1307-09 A, 1307-10 A, 1307-11 A, 1307-12 B & 1068 PP 300 Rev.B. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) All development shall comply with the conditions attached to the aforementioned outline planning permission, ref: O/11/70078. Reason: to secure properly planned development.

(3) The first floor landing window on the south-eastern elevation of Plots 2 & 12 shall be obscure glazed to Pilkingtons level 3 or equivalent and top opening only and must be maintained in that condition. Reason: To protect the amenity and privacy of the adjoining residential properties.

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 including the National Planning Policy Framework and the emerging draft Eastleigh Borough Local Plan [2011 - 2029] 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 Policies [28.ES, 34.ES, 35.ES, 59.BE, 74.H, 120.E, 147.OS & 191.IN].

Pre-submission Eastleigh Borough Local Plan 2011-2029 Policies [DM1, DM2, DM12, DM23, DM24, DM25, DM28, DM32, DM35 & DM37].

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 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)