EASTLEIGH BOROUGH COUNCIL

Development Management
Application No F/15/76470
Your ref
Please ask for Clare Martin
Direct dial 023 8068 8256
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30 June 2015

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

Application No. F/15/76470

In pursuance of their powers under the above Act and in accordance with your application received on 5 May 2015, with subsequent amendments dated

24/06/2015

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

Description: Construction of 1no. three bedroom detached two storey dwelling with associated garden, detached double garage, new access & cycle & bin store

Site: Land Adjacent To, 34 Boundary Road, Bursledon, Southampton, SO31 8DS

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 2783-01 Rev A. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on

the adjoining building [34 Boundary Road]. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) No construction work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Construction work shall only take place in accordance with the approved method statement which shall include:

a) location of temporary site buildings, compounds, construction material and plant storage areas;
b) the access and parking arrangement for site operatives vehicles and deliveries to and from the site;
c) measures to prevent mud and dust on the highway.

Reason: To limit the impact the development has on the amenity of the locality

(5) The approved house shall not be occupied until written confirmation has been provided to the Local Planning Authority that the dwelling has achieved level 4 of the Code for Sustainable Homes for energy and water (or equivalent requirements that are set out in national legislation or policy), with reference to design stage SAP data and the BRE water calculator. Reason: To ensure the development meets the requirements of the national technical standards for energy and water consumption in residential development.

(6) The dwelling shall not be occupied until the double garage has been constructed in accordance with the approved plans and thereafter shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property. Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

(7) The dwelling shall not be occupied until the boundary treatment has been provided in accordance with the approved details. Reason: In the interests of the visual amenity of the locality and to provide privacy for the occupiers of the approved dwelling.

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, comprising the Eastleigh Borough Local Plan Review 2001-2011, and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 the Submitted Local Plan comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014, 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: 25 NC, 28.ES, 59.BE & 104.T.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies: S11, DM1, DM5, DM9, DM23, DM24 & DM29

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 required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)