EASTLEIGH BOROUGH COUNCIL

Development Control
Application No F/13/72716
Your ref
Please ask for Eleanor Evans
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Mr Richard Abraham
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Sholing
Southampton
SO19 8HA

12 August 2013

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

Application No. F/13/72716

In pursuance of their powers under the above Act and in accordance with your application received on 26 June 2013, with subsequent amendments dated

13.7.13
7.8.13

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

Description: Two storey side & rear extension to form annexe (amended description)
Site: 47 Sydney Avenue, Hamble-Le-Rice, Southampton, SO31 4JQ

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 01 Rev c
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 existing building. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation. Reason: The property is not suitable for sub-division into two separate dwellings.

(6) No additional or altered window shall be constructed in the north east elevation at first floor of the extension 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.

(7) The windows on the north east elevation must be glazed with obscure glass, with the exception of the upper fan light, and must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(8) The development hereby permitted shall not be brought into use until a minimum of 2 car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available. Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

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 59.BE

Pre-submission Eastleigh Borough Local Plan 2011-2029 Policies DM1

Supplementary Planning Guidance: Residential parking Standards
Annexe for Dependant Relatives SPD (2005)

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.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)