EASTLEIGH BOROUGH COUNCIL

Development Management
Application No X/14/75545
Your ref
Please ask for Gary Osmond
Direct dial 023 8068 8490
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Mr Brian Lawrence
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Crawley
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SO21 2PR

29 December 2014

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

Application No. X/14/75545

In pursuance of their powers under the above Act and in accordance with your application received on 6 November 2014

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

Description: Relief of condition 3 and 4 of F/14/75150 to allow render on front elevation and side opening window on southern roof plane
Site: 20 Nichol Road, Chandler's Ford, Eastleigh, SO53 5AS

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: BC-BL-100 Rev A, RC-BL-101, BR-BL-102, RC-BL-103, BC-BL-104, RC-BL-105 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 dwelling. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) The first floor roof lights on the northern and southern side elevations of the resulting dwelling shall be obscure glazed to Pilkington's level 3 or equivalent and have no opening parts less than 1.7 metres above the floor level of the room which

they serve, or be positioned at least 1.7 metres above the floor of the room which they serve. Reason: To protect the amenity and privacy of the adjoining residential properties.

(5) No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 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.

(6) No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.

(7) The first floor bedroom window dormer window on the southern elevation of the resulting dwelling shall be obscure glazed to Pilkington's level 3 or equivalent, shall be hinged on the left hand when viewed internally and shall only open a maximum of 90 degrees. All other panes below 1.7 metres above the floor level of this room shall be fixed shut. Reason: To protect the amenity and privacy of the adjoining residential property whilst providing suitable fire escape.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

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 Policy 59.BE.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies DM1 & DM24.

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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)