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Development Control
Application No F/11/68570
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07 April 2011

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Application No. F/11/68570

In pursuance of their powers under the above Act and in accordance with your application received on 11 February 2011, with subsequent amendments dated

07/03/2011

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

Description: Erection of detached five bed dwelling following demolition of existing bungalow
Site: 10 Sherwood Road, Chandler's Ford, Eastleigh, SO53 5DE

Subject to due compliance with the following conditions:

(1) This planning decision is in accordance with the following plans numbered: 1529-02, 1529-01 Rev.G & LDS/10741-TP1. Reason: To ensure that the development is completed in accordance with the approved plans.

(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) Plans and particulars showing the proposals for all the following aspects of the development must be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The development must then accord with these approved details. Reason: In order that these matters may be considered by the Local Planning Authority.

a: The provision to be made for the storage of refuse.

b: The provision to be made for the secure storage of cycles.

(4) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(5) Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the building hereby approved is occupied. Reason: To ensure satisfactory provision of foul and surface water drainage.

(6) Prior to the commencement of the development hereby approved, a Code for Sustainable Homes interim stage certificate and report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' are to be met shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(7) Prior to the occupation of the approved dwelling, a Code for Sustainable Homes final stage certificate and report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' have been met shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development has met the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(8) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available and surfaced and the areas must be retained and reserved for that purpose at all times. Reason: In the interests of highway safety/amenity.

(9) Details of Contractor's site hut and parking locations and any areas designated for the storage of building materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 site huts and building materials must not be stored elsewhere on the site without the prior written permission of the Local Planning Authority. Reason: in the interests of amenity and to ensure that natural features are not damaged.

(10) The development shall not begin until a scheme of works to deal with dust from site has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall then be implemented and retained to the satisfaction of the local Planning Authority. Reason: To protect the amenity of the occupiers of adjoining properties.

(11) No construction or demolition work must take place except between the hours 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.

(12) Materials resulting from the demolition of the existing dwelling and any other structures which are not to be reused as part of the new development must be removed from the site before development pursuant to this permission is commenced. Reason: To protect the amenities of the occupiers of nearby properties.

(13) No burning of materials obtained by site clearance or from any other source to take place on this site during the construction and fitting out process without the prior written consent of the Local Planning Authority. Reason: In the interests of amenity.

(14) The door on the southern side elevation must be glazed with obscure glass and must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(15) No additional or altered windows or doors shall be constructed in the northern or southern side elevation(s) of the building 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 properties.

(16) The garage shall not be converted to living accommodation without the prior written permission of the Local Planning Authority. Reason: In order to provide adequate on-site car parking.

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 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 Policies [34.ES & 59.BE].

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, 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)