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Development Control
Application No F/10/67975
Your ref
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N & J Design Ltd
7 Hedley Gardens
Hedge End
Southampton
SO38 2WT

18 February 2011

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

Application No. F/10/67975

In pursuance of their powers under the above Act and in accordance with your application received on 1 October 2010, with subsequent amendments dated

18/11/2010

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

Description: Construction of detached chalet bungalow with new access, following demolition of side extension
Site: 67 Hobb Lane, Hedge End, Southampton, SO30 0GQ

Subject to due compliance with the following conditions:

(1) This planning decision is in accordance with the following plans numbered: 2009.11.01/01, 2009.11.01/02, 2009.11.01/03 and 0852/01. 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) 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.

(4) 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 layout of foul sewers and surface water drains.

b: The alignment, height, design and materials of all walls, fences and other means of enclosure

(5) Details of Contractor's site hut location 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: To ensure that natural features are not damaged.

(6) No additional or altered window shall be constructed in the roof area 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 property.

(7) The windows in the side facing dormer window must be glazed with obscure glass and must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(8) The garage(s) 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.

(9) Notwithstanding the provisions of the Town and Country Planning General Permitted Development (Amendment) (No 2) (England) Order 2008, the building must not be extended or altered and there shall be no structures erected within the curtilage without the prior written permission of the Local Planning Authority. Reason:

(10) Before the development commences, or by such later date as the Local Planning Authority may determine, a landscape scheme comprising planting, details of hard surfacing and means of enclosure must be submitted to, and approved in writing by the Local Planning Authority. Such a scheme must include a planting specification and schedule, and shall indicate the position, size, number, planting density and species of shrubs and trees. A seed or turf specification must be provided for areas to be grassed. The planting scheme must include details of phasing, timing and provision for management and maintenance during the first ten years from the date of planting. Reason: To ensure that the appearance of the development is satisfactory.

(11) The landscape scheme must be completed within 12 months from the completion of the last building shell, or by such later date as the Local Planning Authority may determine. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years must be replaced during the next planting season with others of similar size and species unless the Local Planning

Authority gives written consent to any variation. Reason: To ensure that the appearance of the development is satisfactory.

(12) 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.

(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 access, including any footway crossing must be constructed in accordance with details to be approved by the Local Planning Authority. The permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A road opening permit should be obtained from Hampshire County Council at Hampshire Highways, Eastleigh Civic Offices, Leigh Road, Eastleigh SO50 9YN. Reason: To provide satisfactory access.

(15) 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, surfaced and marked out, and the areas must be retained, including those areas marked out on the plan as being unallocated, in a condition to the satisfaction of the Local Planning Authority, and reserved for that purpose at all times. Reason: In the interests of highway safety/amenity.

(16) The layout plan showing provision for a temporary car park within the site to accommodate operatives and construction vehicles during the construction and fitting -out period must be submitted to and approved in writing by the Local Planning Authority and shall indicate the eventual use of that area. The development must accord with these details. Reason: To avoid obstruction of the adjoining highway.

(17) Measures to be submitted to and approved in writing by the Local Planning Authority, to prevent mud being deposited on the public highway by vehicles leaving the site must be implemented during the whole of the construction period. No vehicle shall leave the site unless its wheels have been sufficiently cleaned to prevent mud being deposited on the public highway. Reason: In the interests 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 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: 28.ES, 59.BE, 72.H, 100.T, 101.T, 104.T, 147.OS, 191.IN

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)