Awarded for excellence

Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/69204
Your ref
Please ask for Nicola Reid
Direct dial 023 8068 8493
Hours of work Mon-Thurs 9-5, Fri 9-4.30
e-mail nicola.reid@eastleigh.gov.uk

Metroscape Design Ltd (M Stevens)
Shady Oak
5 Ayerswood
Burseldon Road
Southampton
SO30 0DF

26 August 2011

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

Application No. F/11/69204

In pursuance of their powers under the above Act and in accordance with your application received on 6 June 2011

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

Description: Single storey side extension & raising of roof to provide, increased first floor accommodation with side facing roof lights
Site: 19 Crows Nest Lane, Botley, Southampton, SO32 2DD

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: P01, P02, P03, P04, P05, P06.
Reason: For the avoidance of doubt and in the interests of proper planning.

(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) No additional or altered window shall be constructed in the side facing elevations of the resulting 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.

(5) The windows highlighted green on approved plan P05 must be positioned no lower than 1.7m above the internal floor levels of the rooms they serve. Reason: To preserve the amenity of the adjoining properties.

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 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)