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Development Control
Application No F/11/68912
Your ref
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Cas Ltd
Cheldage
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02 August 2011

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

Application No. F/11/68912

In pursuance of their powers under the above Act and in accordance with your application received on 14 April 2011, with subsequent amendments dated

5/7/11

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

Description: Two storey rear extension with construction of roof space to habitable accommodation & construction of dormers on all elevations
Site: 71 Upper St Helens Road, Hedge End, Southampton, SO30 0LS

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans:02/11/PC1 revA, 02/11/PC2, 02/11/PC3, 02/11/PC4, 02/11/PC5, 02/11/PC6, 02/11/PC7, 02/11/PC8. 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) The materials to be used must match as closely as possible, in type, colour and texture, those on the existing building. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

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(4) The dormer windows on the side elevations shall be obscure glazed and must be maintained in that condition. Reason: To protect the amenity and privacy of the adjoining residential properties.

(5) The first floor rooflights on the side elevations shall be mounted 1.7 metres or more above the floor of the room in which they are to be installed. Reason: To protect the amenity and privacy of the adjoining residential 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.

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.

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C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)