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Development Control
Application No F/11/69363
Your ref
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Mrs Louise Guy
10 Merdon Close
Chandler's Ford
Eastleigh
SO53 1EF

22 August 2011

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

Application No. F/11/69363

In pursuance of their powers under the above Act and in accordance with your application received on 13 July 2011

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

Description: Single storey rear extension and first floor side extension, including balcony following removal of existing first floor conservatory and addition of new porch and canopy at front
Site: 10 Merdon Close, Chandler's Ford, Eastleigh, SO53 1EF

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, P03, 03, 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) 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.

(4) No development shall commence on site until: a) A plan has been submitted to the Local Planning Authority showing a line of protective fencing around all trees not scheduled for removal. The fencing shall be in accordance with BS5837:2005; and b)

A site meeting has taken place where a representative from the Local Planning Authority has inspected and approved the fencing and signed the card which accompanies this decision notice. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(5) No window shall be constructed at first floor level in the south-eastern rear elevation of the first floor side extension 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.

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 & 181.LB].

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)