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Development Control
Application No F/10/67902
Your ref
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Mr R Tutton
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BH21 2PG

13 July 2011

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

Application No. F/10/67902

In pursuance of their powers under the above Act and in accordance with your application received on 10 November 2010, with subsequent amendments dated

28/04/2011

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

Description: Change of use from B1 (office) to D1 (dental surgery) & elevational alterations to north east & north west elevations
Site: 6 Freegrounds Avenue, Hedge End, Southampton, SO30 0ZU

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans 10/871/2A, 10/871/1, 10/871/6, 10/871/5, 10/871/3 and 10/871/4.
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) The existing parking spaces on site, as shown on the submitted block plan 10/871/2A, must be retained for this purpose at all times.
Reason: In the interests of highway safety.

(5) The use hereby permitted shall be as a dental practice only and for no other purpose (including any purpose in Class D1 of the Schedule of the Use Classes (Amendment) Order 2005, or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification). Reason: To restrict the use of the premises in the interests of local amenity.

(6) The use hereby permitted shall only be open to patients between 0830 and 2000 hours Monday to Friday, 0900 and 1400 on Saturdays and not at all on Sundays or recognised Public Holidays. Reason: In order to protect the amenity of occupiers of adjoining residential properties and the surrounding area.

(7) No external plant or equipment shall be installed or used without the prior written consent of the local Planning Authority. Any external plant designed for use in connection with the building must have provided with it the sound mitigation measures necessary to ensure that the amenity of occupiers of neighbouring premises are protected etc. Reason: To protect the amenity of occupiers of adjoining residential properties.

(8) 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.

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, 125.TC, 186.IN.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)