

MR & MRS S STREET
Hamblewell
Church Lane
Bursledon
SO31 8AB

31/10/2002

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

Application No. 25773/003

In pursuance of their powers under the above Act and in accordance with your application which was made valid on 6 September 2002, with subsequent amendments dated

17/10/2002

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

CONSTRUCTION OF REPLACEMENT DWELLING AND 3-BAY GARAGE/CAR PORT

HAMBLEWELL (FORMERLY HILL COTTAGE) CHURCH LANE, BURSLEDON, HANTS

Subject to due compliance with the following conditions:

1. The development hereby permitted must be begun within a period of five 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.
2. Details and samples of all external facing and roofing materials must be submitted to and approved 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.
3. 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.
4. No additional or altered window shall be constructed in the dwelling 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 first floor stair window in the east elevation (as shown marked blue on the approved plans) shall be glazed with obscure glass and must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.
6. The existing hedges on all site boundaries must be retained. Reason: In the interests of amenity.
7. Prior to the commencement of the approved works details of paving and construction within the root zones of (a) retained tree(s) which mean(s) (an) existing tree/s which is/are to be retained in accordance with the approved plans and particulars must be submitted to and approved in writing by the Local Planning Authority. These details shall be in accordance with the British Standards Institute Code of Practice, BS 5837 : trees in relation to construction. The development must not be carried out otherwise than in accordance with the approved details.
Reason: To conserve the trees adjacent to and within the proposed development.
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 Order 1995, the dwelling must not be extended without the prior written permission of the Local Planning Authority.
Reason: To control the scale and impact of the development.
10. The development hereby permitted must not be brought into use until adequate turning space shall have been constructed within the curtilage to enable vehicles to enter and leave in a forward gear and this must be maintained and be kept available for that purpose at all times. Reason: In the interests of highway safety.
11. 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 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.
12. Note to Applicant: This decision and any condition attached, has been taken in accordance with the development plan policies listed below and with due regard to any other material considerations.

Hampshire County Structure Plan 1996-2011: CO1
Eastleigh Borough Local Plan 1997: 8.CO
Eastleigh Borough Local Plan Review
2001-2011 First Deposit 7.CO

SD. 

C.D. PETERS
HEAD OF DEVELOPMENT CONTROL

N.B. SEE ENCLOSED NOTES (PER)