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Development Control
Application No F/11/68567
Your ref
Please ask for Tracy Payne
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Hours of work M&T 9.30-5 W&T&F 9.30-2
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Paul Davies
48 Brownhill Road
Chandler's Ford
Eastleigh
SO53 2EE

07 April 2011

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

Application No. F/11/68567

In pursuance of their powers under the above Act and in accordance with your application received on 17 February 2011

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

Description: Single storey rear extension
Site: 28 Alexandra Road, Chandler's Ford, Eastleigh, SO53 2BN

Subject to due compliance with the following conditions:

(1) This planning decision is in accordance with the following plans numbered: 1, 3, PA1 rev 0.
Reason: To ensure that the development is completed in accordance with the approved plans.

(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.

Note to applicant: The application site lies on a formerly excavated site.

The presence of 'made ground' and/or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the design of the floor construction and the number/ location of

service penetrations. The applicant should also be advised to contact Environmental Health to discuss the above. In addition, we would recommend that this is brought to the attention of the Building Control officer. Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, ‘made ground’ or of contaminated soils, then this should be brought to the attention of the Environmental Health Service. Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination.

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 Policy 59.BE

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)