Application F/17/80475
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Monday 24 July 2017

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. F/17/80475

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 31 May 2017 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side, rear and front extensions. Provision of habitable accommodation within the roof space, and construction of attached garage to side.
Site: 56 Lakewood Road, Chandler's Ford, Eastleigh, SO53 5AA

Subject to due compliance with the following conditions:

1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2081/01_02_ Rev.H.
Reason: For the avoidance of doubt and in the interests of proper planning.

2 The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing dwelling.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4 Any windows or rooflights at first floor or above on the northern side elevation of the resulting dwelling shall either be: a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR b) have their lower sill positioned at least 1.7 metres above the floor of the room in which they are installed. Once installed the windows shall be permanently maintained in that condition.
Reason: To protect the amenity and privacy of the adjoining residential property.

5 The development must accord with Arboricultural Report "CBA10728 v2" produced by CBA Trees. Tree Protection must be addressed as per the Tree Protection Plan enclosed within the report. No excavation, demolition or development related works shall commence until evidence has been submitted and approved by the Local Planning Authority that the tree protection measures have been installed, as detailed in the Tree protection Plan. Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. Tree protection measures shall be retained in their approved form for the duration of the work. This condition may only be fully discharged upon completion of the proposed development.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

6 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 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.

7 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.
Reason: To protect the amenities of the occupiers of nearby properties.

8 No driven pilling shall take place on the development hereby permitted.
Reason: To protect the amenity of the occupiers of the nearby dwellings.

Note to Applicant: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

Yours faithfully

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Attached Notes