EASTLEIGH BOROUGH COUNCIL

Application	F/17/80476
Please ask for	Mark Taylor
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MR DAVID BARNES
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Thursday 10 August 2017

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

Application No. F/17/80476

In pursuance of their powers under the above Act and in accordance with your application received on Friday 5 May 2017 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side extension, single storey rear extension, conversion of roof space to provide habitable accommodation and alterations to fenestration

Site: 2 Emmons Close, Hamble-Le-Rice, Southampton, SO31 4QF

Subject to due compliance with the following conditions:

1 The rooflights on the east and west elevations shall either be:
a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR
b) 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 properties.

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 development hereby permitted shall be implemented in accordance with the following plans numbered: 5770/01; 5770/02; 7800/OS; 7800/P01; 7800/P03; 7800/P04a; 7800/P05a; 7800/P06a; 7800/P07a; 7800/P08a; 7800/P09a

Reason: For the avoidance of doubt and in the interests of proper planning.

4 The first floor windows on the front (North) elevation serving the bathroom and stairwell shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top opening toplight 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 properties.

5 The materials to be used must match as closely as possible, in type, colour and texture those listed in Section 11 of the application form.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

6 The areas of flat roof created as a result of the proposal shall not be used as a terrace or balcony at any time.

Reason: To protect the amenity and privacy of the adjoining residential properties.

7 The first floor windows on the north elevation serving the en-suite and stairwell shall either be:
a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR
b) 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 properties.

Yours faithfully

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Attached Notes