EASTLEIGH BOROUGH COUNCIL

Application	H/17/80437
Please ask for	Yves Watt
Direct dial	023 8068 8423
Working hours	Mon to Fri 8:30am to 5pm
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MR MUKESH CHADDA
37 KINGSWAY GARDENS
CHANDLER'S FORD
EASTLEIGH
SO53 1FF

Wednesday 23 August 2017

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

Application No. H/17/80437

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 11 April 2017 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side and rear extension and single storey rear extension
Site: 37 Kingsway Gardens, Chandler's Ford, Eastleigh, SO53 1FF

Subject to due compliance with the following conditions:

1 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.

2 The development hereby permitted shall be implemented in accordance with the following plans numbered: Site Location Plan, 116/PL/02 Rev.01, 116/PL/03 Rev.01, 116/PL/04 Rev.01, 116/PL/05, 116/PL/06 Rev.01, 116/PL/08 Rev.01, 116/PL/09 Rev.01, 116/PL/10 Rev.01 and 116/PL/11 Rev.01

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

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 The development hereby permitted shall not be brought into use until car parking has been constructed, surfaced and marked out in accordance with the approved plan: 116/PL/10 Rev.01. The approved parking area shall not thereafter be used for any purpose other than the turning, parking, loading and unloading of vehicles.

Reason: To make provision for off street parking for the purpose of highway safety.

5 The Tree Protection Plan must be adhered to in full, and may only be modified subject to written agreement from the Local Planning Authority. 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.

Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

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.

Note to Applicant: The application site lies on the location of a former nursery. 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. 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.

Yours faithfully



Louise O'Driscoll
Head of Development Management

N.B. See Attached Notes

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