EASTLEIGH BOROUGH COUNCIL

Application	H/17/80251
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MR B PARKINSON
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Thursday 7 September 2017

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

Application No. H/17/80251

In pursuance of their powers under the above Act and in accordance with your application received on Friday 7 April 2017 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single and two storey side extensions (to north-eastern elevations), following removal of existing garage, and a one and a half storey rear extension (to north-western elevation) with 2no. side facing dormers and first floor balcony, following removal of existing attached outbuilding. Elevational alterations to north-east including removal of 1no. velux window and enlargement of first floor window

Site: Bradgate Manor, Abbey Hill, Netley Abbey, Southampton SO31 5FB

Subject to due compliance with the following conditions:

1 The development hereby permitted shall be implemented in accordance with the plans numbered: 10096/001A; 002A; 003A; 004A; 005A; 006A; 007C; 008D; 009C; 010A; 011C; 012C; 013B; 014D.

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 No excavation, demolition or development related works shall take place on site until a Tree Survey, Arboricultural Impact Statement and Tree Protection Plan, as per British Standard 5837:2012 have been submitted to and approved by the Local Planning Authority.The approved arboricultural reports and plans must be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority.

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

4 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 approved 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.

5 No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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.

Yours faithfully

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Attached Notes