EASTLEIGH BOROUGH COUNCIL

Application	F/17/80453
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MR NEIL SANDERS
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Tuesday 26 September 2017

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

Application No. F/17/80453

In pursuance of their powers under the above Act and in accordance with your application received on Monday 15 May 2017 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side and rear extensions, including new roof to provide first floor accommodation.
Site: 32 Valley Road, Chandler's Ford, Eastleigh, SO53 1GP

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 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 building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

3 The development hereby permitted shall be implemented in accordance with the following plans numbered: rvr sht 2, rvr sht 3, rvr sht 4, rvr sht 5 and rvr sht 6.

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

4 The development hereby permitted shall not be occupied until the parking area including the garage has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence.

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

5 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking or re-enacting that order with or
without modification] no additional or altered windows shall be constructed in the eastern and western elevations of the development hereby approved.

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

6 No development shall start until an Arboricultural Method Statement and a supervision proposal has been submitted to and approved in writing by the Local Planning Authority. The development must accord with the approved details and to the appropriate British Standard.

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

7 The development must accord with Arboricultural Report (ref: MJC-17-0114) prepared by MJC Tree Services. 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 LPA 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, subject to the submission of a supervision report.

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.

Yours faithfully



Louise O'Driscoll
Head of Development Management

N.B. See Attached Notes

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