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2008-2009
Tackling Climate Change



MDT Design (Matthew Tate)
31 Mortimers Lane
Fair Oak
Eastleigh
SO50 7BH

Development Control
Application No F/09/64457
Your ref
Please ask for Gary Osmond
Direct dial 023 8068 8490
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail gary.osmond@eastleigh.gov.uk

02 March 2009

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Application No. F/09/64457

In pursuance of their powers under the above Act and in accordance with your application received on 15/01/2009, made valid on 19 January 2009, with subsequent amendments dated

23/02/2009

the Council, as Local Planning Authority hereby PERMIT the following:

Description: Erection of replacement two storey dwelling following demolition of existing dwelling and siting of mobile home for duration of project
Site: Santa Ponsa, Botley Road, Horton Heath, Eastleigh, SO50 7DW

Subject to due compliance with the following conditions:

- (1) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- (2) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.
- (3) Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the building hereby approved is occupied. Reason: To ensure satisfactory provision of foul and surface water drainage.

PL_Final Decision.doc

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(4) Developments shall not begin until a scheme of works to deal with dust from site has been submitted to and approved in writing by the local Planning Authority. The agreed scheme shall then be implemented and retained to the satisfaction of the local Planning Authority. Reason: To protect the amenity of the occupiers of adjoining properties.

(5) Development shall not begin until a scheme of work detailing the extent and of piling proposed has been submitted to and approved in writing by the Local Planning Authority. Reason: To protect the amenity of occupiers of adjoining residential properties.

(6) No construction or demolition work must take place except between the hours 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) The existing dwelling must be demolished and all resultant materials not to be reused must be removed from the site before development pursuant to this permission is commenced. Reason: To protect the amenities of the occupiers of nearby properties.

(8) No additional or altered window shall be constructed in the northern or southern side elevations of the building hereby permitted without the prior written permission of the Local Planning Authority. Reason: To protect the amenity and privacy of the occupiers of the adjoining property.

(9) The window at first floor level on the northern side elevation must be glazed with obscure glass and designed to open in such a way so as to prevent overlooking of the neighbouring property and must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(10) The mobile home hereby approved shall be removed from site within twelve months from the date of this approval or within one month of the dwelling hereby approved being occupied, whichever is sooner. Reason: The continued use and siting of the mobile home is not considered to be appropriate.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety, and it is in accordance with the policies and proposals of the development plan, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

The following development plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011 [59.BE]

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.

N.B. Conditions not fully discharged, invalidate the planning permission.

A handwritten signature in black ink, appearing to read 'CD Peters', written in a cursive style.A small, stylized handwritten mark or initial, possibly 'CD', located to the left of the printed name.

C D Peters

Head of Development Control

N.B. See Enclosed Notes (PER)