

Mr R Headey
Burnham House
North End Lane
Droxford
Southampton
SO32 3QN

Development Control
Application No C/11/69455
Your ref
Please ask for Narinder Phagura
Direct dial 023 8068 8495
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail narinder.phagura@eastleigh.gov.uk

08 November 2011

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2010**

Application No. C/11/69455

In pursuance of their powers under the above Act and in accordance with your application received on 26 July 2011, with subsequent amendments dated

12/10/11

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

Description: Conversion of existing detached store to one bed self contained annexe accommodation
Site: Maidenstone Heath, Blundell Lane, Bursledon, Southampton, SO31 1AA

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: H318-01, H318-02(B), H318-03(A), H318-04. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) 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.

(3) 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.

(4) Plans and particulars showing the proposals for all the following aspects of the development must be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The development must then accord with these approved details. Reason: In order that these matters may be considered by the Local Planning Authority.

a: The layout of foul sewers and surface water drains.

(5) The development hereby permitted must be occupied only in conjunction with the existing dwelling as a single dwelling and at no time shall a separate dwelling unit be established. Reason: The creation of a separate dwelling in the countryside would be contrary to Saved Policy 1.CO of the Eastleigh Borough Local Plan Review 2001-2011.

(6) The building the subject of this permission must be used only for purposes incidental to the enjoyment of the dwelling house and shall not be used for any business, commercial or industrial purposes whatsoever. Reason: To protect the amenities of nearby residents.

(7) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, and the areas must be retained in a condition to the satisfaction of the Local Planning Authority, and reserved for that purpose at all times. Reason: In the interests of highway safety/amenity.

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, saved Policies. 1.CO, 3.CO, 16.CO, 169.LB

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.

C Thomas

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)