



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

Town & Country Planning (Development Management Procedure) (England) Order 2015

Concept Design & Planning
Mr Rob Wiles
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Cross House Centre
Crosshouse Road
Southampton
SO145GZ

In pursuance of its powers under the above Act and Regulations, Southampton City Council, as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

FULL APPLICATION - CONDITIONAL APPROVAL

Proposal: **Erection of a 2-storey rear extension**

Site Address: **171 Osborne Road North, Southampton, SO17 2FH**

Application No: **17/00786/FUL**

Subject to the following conditions.

01.Full Permission Timing Condition (Performance)

The development hereby permitted shall begin no later than three years from the date on which this planning permission was granted.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02.Materials to match (Performance Condition)

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

03.Hours of work for Demolition / Clearance / Construction (Performance)

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of:

Monday to Friday 08:00 to 18:00 hours
Saturdays 09:00 to 13:00 hours

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of existing nearby residential properties.

04. Obscure Glazing (Performance Condition)

The first-floor bathroom window in the side elevation hereby approved shall be glazed in obscure glass before the development hereby permitted is first occupied and shall be permanently maintained in obscure glass

Reason: To protect the amenity and privacy of the adjoining property.

05. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

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

Reason for granting Planning Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies - SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (Amended 2015) and CS13 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015).



Samuel Fox
Planning & Development Manager

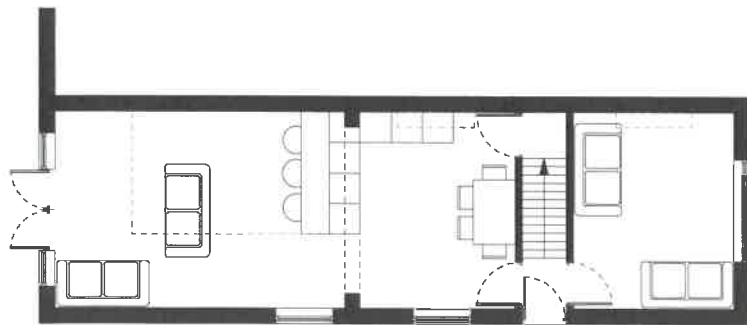
31 August 2017

If you have any further enquiries please contact:
Andrew Gregory

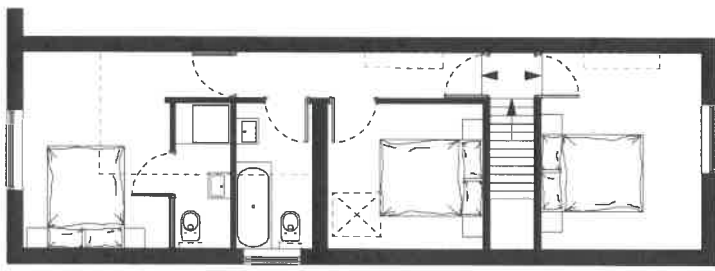
IMPORTANT NOTE TO APPLICANT

This decision has been made in accordance with the submitted application details and supporting documents and the development should be implemented in respect of the following plans and drawings:

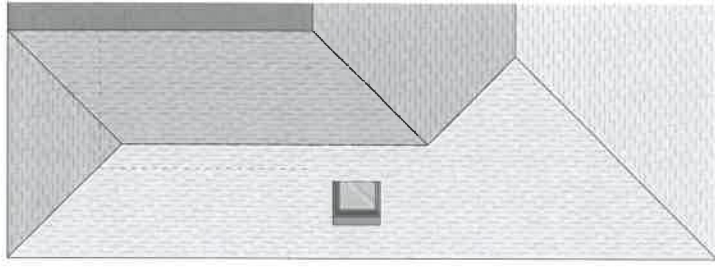
accommodation schedule
 existing
 2-bedroom house @ 70sq/m
 proposed
 3-bedroom house @ 102sq/m



proposed ground floor plan



proposed first floor plan



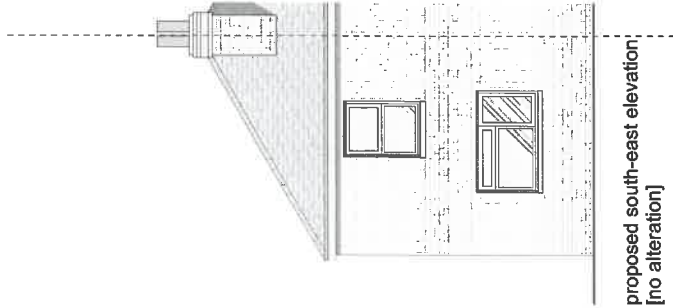
proposed roof plan

Rev:	Note:	Date:

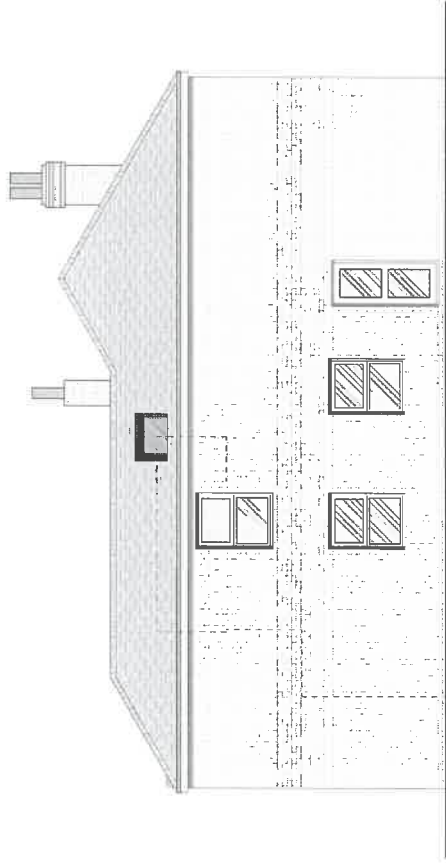
Notes:
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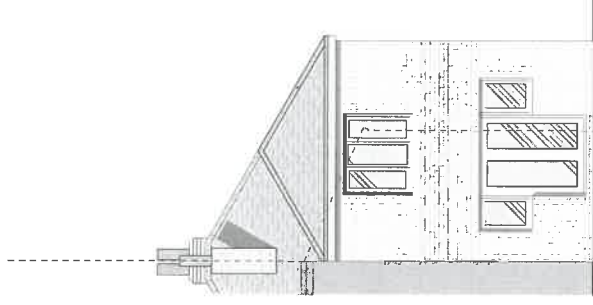
Project:	171 Osborne Rd North	Drawn by:	RW
Drawing:	Proposed Floor Plans	Checked by:	RW
Drawing No:	C:17/037.05	Revision:	A
Scale:	1:100 @ A3	Date:	May 2017



proposed south-east elevation
[no alteration]



proposed south-west elevation

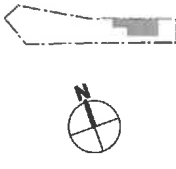


proposed north-west elevation

Rev:	Note:

Date:

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Project:	171 Osborne Rd North	Drawn by:	RW
Drawing:	Proposed Elevations	Checked by:	RW
Drawing No:	C17/037.06	Revision:	A
Scale:	1:100 @ A3	Date:	May 2017

