Development Control
Application No F/13/72542
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02 August 2013

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

Application No. F/13/72542

In pursuance of their powers under the above Act and in accordance with your application received on 10 June 2013

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

Description: Construction of 1no. 4/5 bed dwelling
Site: Brooklands, High Street, Botley, Southampton, SO30 2ES

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: B.S.001 Rev A, BS002, B.S.003. 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 construction work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Construction work shall only take place in accordance with the approved method statement which shall include:
a) the location of temporary site huts, storage of construction materials and plant storage areas
b) the parking of vehicles of site operatives and visitors;
c) measures to control the emission of dust and dirt generated;
d) measures to prevent mud and dust on the highway;
Reason: To limit the impact the development has on the amenity of the locality

(4) No development shall start until plans [including cross sections] to show levels for the approved house and their relationship to existing levels both within the site and on immediately adjoining land have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details. Reason: To limit the impact the development has on 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.

(6) No development shall start until details for the treatment of the new site boundaries have been submitted to and approved in writing by the Planning Authority. The development shall not be brought into use until the boundary treatment has been provided in accordance with the approved details and retained thereafter. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(7) No development shall start until details for the sustainable disposal of surface water and disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details. Reason: To ensure satisfactory provision of foul and surface water drainage.

(8) The development hereby permitted shall not be occupied until the parking area and 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.

(9) The development shall not be occupied [unless agreed in writing by the Local Planning Authority] until a Code for Sustainable Homes level 4 final stage certificate and sustainability report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' have been met has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(10) No construction work or deliveries to the site shall take place during the construction period except between the hours of 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.

(11) Any windows on the South East side elevation [including the bathroom and W.C. windows shown on the approved plans] shall be obscure glazed to Pilkingtons level 3 or equivalent, unless the windows are positioned at least 1.7 metres above the floor of the room in which they are installed. Reason: To protect the amenity and privacy of the adjoining residential properties.

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 including the National Planning Policy Framework and the emerging draft Eastleigh Borough Local Plan [2011 - 2029] the local planning authority is of the opinion that permission should be granted.

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

Eastleigh Borough Local Plan Review 2001-2011, saved Policies 1.CO, 59.BE, 101.T, 104.T, 147.OS & 191.IN.

Pre-submission Eastleigh Borough Local Plan 2011-2029 Policies DM1 & DM2.

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.

Under the Town and Country Planning [England] Regulations 2012, a fee is now required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)