RECOMMENDATION REPORT

Application reference:	F/13/73761
Target Recommendation Date:	09/01/2014
Target Committee Date:	09/01/2014
Officer in Charge:	Nicola Reid
Location:	38 Hunt Avenue, Netley Abbey, Southampton, SO31 5BE
Description:	Construction of 2no. 2-bed semi-detached dwellings with carports, associated parking and amenity space.
Recommendation:	PERMIT
Temporary Expiry Date	
Amendments dated:	25/02/2014
Conditions/Reasons:	(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 1310/01, 2013.11.01/02 RevA, 2013.11.01/03 RevA, 2013.11.01/04 Rev A. 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 development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority: a) details and samples of the materials to be used in the construction of the external surfaces of the development. b) the details and layout of foul sewers and surface water drains. c) details of cycle store provision Reason: To limit the impact the development has on the locality. (4) No development shall start until details of the access, including any footway and verge crossing, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be [occupied/ brought into use] until the approved details have been fully implemented

[unless agreed in writing by the Local Planning Authority]. Reason: To ensure satisfactory vehicular access.

(5) No development shall start until a Code for Sustainable Homes level 4 interim stage certificate and sustainability report [demonstrating how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' are to be met] have 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'

(6) No development shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping, including trees and boundary treatment, and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(7) 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, have 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'.

(8) The development hereby permitted shall not be brought into use until a minimum of two car parking spaces have been provided within the curtilages of the new dwellings, These spaces must thereafter be maintained and kept available. Reason: To ensure the adequate provision of on

site parking for the purpose of highway safety.

(9) All hard & soft landscaping, tree planting and boundary treatment shall be carried out in accordance with the approved details and to the appropriate British Standard. For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(10) Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A & E of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority. Reason: To protect the amenities of the locality and to maintain a good quality environment.

(11) No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.

(12) No construction, demolition 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.

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, comprising the Eastleigh Borough Local Plan Review [2001-2011], and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Revised Pre-

Submission 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 28.ES, 34.ES, 59.BE, 75.H, 101.T, 102.T, 104.T, 147.OS, 190.IN and 191.IN.

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies DM1, DM2, DM23 DM24, DM25, DM29 and DM37

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.

Monitoring:

Added Value: Yes/No

Objection: Yes/No

Cleared by case officer: Date:

Cleared by Team Leader/
Unit Head Date:

Printed: Date:

Decision Dispatched: Date: