Development Management
Application No F/14/73995
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23 May 2014

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

Application No. F/14/73995

In pursuance of their powers under the above Act and in accordance with your application received on 30 January 2014, with subsequent amendments dated

3/3/14 & 12/3/14

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

Description: Construction of 3no. two bed dwellings to form a terrace with associated car parking, landscaping, bin & cycle stores
Site: 29 Station Road, Netley Abbey, Southampton, SO31 5AE

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: ENC/3P7/160114, A100b, A101e. 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 or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
a) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;

b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials.
c) the parking of vehicles of site operatives and visitors;
d) measures to control the emission of dust and dirt generated by demolition and construction;
e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
f) provision for storage, collection, and disposal of rubbish from the development during construction period;
g) measures to prevent mud and dust on the highway during demolition and construction;
h) Demolition of buildings and scheme for restoring the exposed boundary alongside 12 Monks Road.
Reason: To limit the impact the development has on the amenity of the locality

(4) 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.

(5) 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.

(6) No development shall start until levels details have been submitted to and approved in writing by the Local Planning Authority. Details shall include cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land. The development shall then accord with the approved details. Reason: To limit the impact the development has on the locality.

(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) No development shall start until the applicant has carried out an adequate assessment of the risks, to or arising from, the proposed development, and a report of this assessment, including recommendations for protection of the development, has been received and approved in writing by the LPA. [British Standard BS10175:2013 'Investigation of potentially contaminated sites Code of Practice' is a useful source of advice on site investigation] Any recommendations for protection of the development, the remediation scheme, must be supervised by a competent person and a completion certificate provided by that person to the LPA to certify that the works have been implemented in accordance with that scheme. Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

(9) No development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:

a) A survey of the existing wall along the boundary with the public car park.

b) A detailed scheme to repair or replace the wall.

The development shall not be occupied until the wall has been repaired/ replaced in accordance with the approved details.
Reason: In the interests of the visual amenity of the locality and public safety.

(10) 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'

(11) 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'. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'

(12) The development shall not be occupied until the car park has been constructed, surfaced and marked out in accordance with the approved plan. The approved parking area shall not thereafter be used for any purpose other than the turning, parking, loading and unloading of vehicles in connection with the residential development hereby permitted. Reason: To make provision for off street parking for the purpose of highway safety.

(13) The development shall not be occupied until the bin and cycle stores have been constructed in accordance with the approved details and thereafter retained and kept available for that purpose. Reason - To ensure the adequate provision of on site facilities.

(14) 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.

(15) 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.

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, 63.BE, 72.H, 100.T, 101.T, 104.T, 147.OS & 191.IN.

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies: DM1, DM2, DM5, DM9, DM23, DM24, DM25, DM29, DM32, DM37 & S11.

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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)