Development Control
Application No F/13/71898
Your ref
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06 March 2013

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

Application No. F/13/71898

In pursuance of their powers under the above Act and in accordance with your application received on 10 January 2013, with subsequent amendments dated

19.02.13 & 21.02.13

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

Description: Construction of 2no. Semi-detached dwellings with associated parking (amended design)
Site: 1 Lynton Road, Hedge End, Southampton, SO30 4EY

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: P202/1A, P202/2 rev B, P202/3 rev A, P202/4 rev A, P202/5 rev A, P202/6, P202/7 rev A. 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, roofing and fenestration materials must be submitted 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) No development shall start until details for the on site provision of bin and cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the bin and cycle storage has been constructed in accordance with the approved details and thereafter retained and kept available. Reason: To ensure the adequate provision of on site facilities.

(5) Developments shall not begin until a scheme of works to deal with dust from site has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall then be implemented and retained to the satisfaction of the local Planning Authority. Reason: To protect the amenity of the occupiers of adjoining properties.

(6) 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.

(7) No development shall start until a Code for Sustainable Homes level 4 interim stage certificate 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'

(8) The development shall not be brought into use until the existing outbuildings have been demolished and all resultant materials have been removed from the site. Reason: To protect the amenities of the occupiers of nearby properties.

(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 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 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 treatments 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.

(11) For a period of no less than 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 amenities of the locality.

(12) No development shall start until details of the access points, including the highway works required, 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 vehicular access and parking provision.

(13) The development hereby permitted shall not be occupied until the parking 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.

(14) No construction or demolition work must take place except between the hours 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) No burning of materials obtained by site clearance or from any other source to take place on this site during the construction and fitting out process. Reason: In the interests of amenity.

(16) 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, 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. 28.ES, 59.BE, 147.OS, 101.T, 104.T, 191.IN.

Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM2, DM23, DM24, DM25, DM29, DM32, DM37.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council take a positive and proactive 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 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)