Development Control
Application No F/12/71215
Your ref
Please ask for Tracy Payne
Direct dial 023 8068 3346
Hours of work M&T 9.30-5 W&T&F 9.30-2
e-mail tracy.payne@eastleigh.gov.uk

Mr David Thomas
1 Braishfield Road
Havant
PO9 2HS

14 September 2012

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

Application No. F/12/71215

In pursuance of their powers under the above Act and in accordance with your application received on 23 July 2012

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

Description: Erection of 1No. 3-bed attached dwelling with associated parking and amenity space
Site: 30 Belmont Road, Chandler's Ford, Eastleigh, SO53 3EW

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: Bel01/01 rev C, Bel01/02 rev A, Bel01/03, rev A, Bel01/04 rev A, Bel01/05 rev A, Bel01/06 rev A, Bel01/09 rev A, Bel01/011. 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 and roofing materials must be submitted to 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) 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.

(5) Measures to be submitted to and approved in writing by the Local Planning Authority, to prevent mud being deposited on the public highway by vehicles leaving the site must be implemented during the whole of the construction period. No vehicle shall leave the site unless its wheels have been sufficiently cleaned to prevent mud being deposited on the public highway.
Reason: In the interests of highway safety.

(6) 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.

(7) 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.

(8) No additional or altered window shall be constructed in the southern elevation of the building hereby permitted without the prior written permission of the Local Planning Authority. Reason: To protect the amenity and privacy of the occupiers of the adjoining property.

(9) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been surfaced and made available. These areas must then be retained and reserved for that purpose at all times. Reason: In the interests of highway safety/amenity.

(10) No work shall commence on site until a BREEAM/Code for Sustainable Homes interim stage certificate and report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' are to be met shall be 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) Prior to the occupation of any of the development hereby approved, a BREEAM/Code for Sustainable Homes final stage certificate and report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' have been met shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development has met the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(12) Prior to occupation of the development the refuse store and cycle store, as shown on plan TWY/010/SP Rev B shall have been provided, made available for and permanently retained for that purpose. Reason: In the interest of sustainability and reducing reliance on the motor vehicle.

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 59.BE, 28.ES, 34.ES, 101.T, 147.OS & 191.IN

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

Note to Applicant: A formal Application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39a Southgate Street, Winchester, SO23 9EH (Tel: 01962 858688 or www.southernwater.co.uk

Note to Applicant: The application site lies on the site of a former military camp. The presence of 'made ground' and / or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered.

You are advised to contact Environmental Health to discuss the above and in addition, we would recommend that this is brought to the attention of the Building Control officer.

Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, ‘made ground’ or of contaminated soils, then this should be brought to the attention of the Environmental Health Service. Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination.

Note to Applicant: As the application does not include a new footway crossing to serve the parking spaces in front of the new property, a road opening permit will need to be sought from Hampshire Country Council.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)