Development Control
Application No F/13/73423
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11 December 2013

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

Application No. F/13/73423

In pursuance of their powers under the above Act and in accordance with your application received on 9 October 2013

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

Description: Erection of 2No. 4 bed detached dwellings following demolition of existing, new vehicular access, parking and landscaping (amended design)
Site: Woodland Cottage, Botley Road, Horton Heath, Eastleigh, SO50 7DT

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: HDC/PL/001, HDC/PL/002, HDC/PL/003, HDC/PL/005, HDC/PL/006, HDC/PL/007, DC/PL/008, HDC/PL/009, HDC/PL/010. 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 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.

(4) 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.

(5) No development shall start until a Code for Sustainable Homes level 3 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) The development shall not be occupied until a Code for Sustainable Homes level 3 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'.

(7) Before the development commences, or by such later date as the Local Planning Authority may determine, a landscape scheme comprising planting, details of hard surfacing and means of enclosure must be submitted to, and approved in writing by the Local Planning Authority. Such a scheme must include a planting specification and schedule, and shall indicate the position, size, number, planting density and species of shrubs and trees. A seed or turf specification must be provided for areas to be grassed. The planting scheme must include details of phasing, timing and provision for management and maintenance during the first ten years from the date of planting. Reason: To ensure that the appearance of the development is satisfactory.

(8) The landscape scheme must be completed within 12 months from the completion of the last building shell, or by such later date as the Local Planning Authority may determine. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years must be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Reason: To ensure that the appearance of the development is satisfactory.

(9) The access, including any footway crossing and verge crossing, must be constructed in accordance with details to be approved in writing by the Local Planning Authority. The permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A road opening permit should be obtained from Hampshire County Council at Hampshire Highways, Hampshire County Council, Jacobs Gutter Lane, Totton, Southampton, SO40 9TQ. Reason: To provide satisfactory access.

(10) Any gates provided or installed at a later date must be set back a distance of 4.5 metres from the edge of the carriageway/kerb line of the adjoining highway. Reason: In the interests of highway safety.

(11) Notwithstanding the provisions of the Town & Country Planning General Permitted Development (Amendment) (No 2) (England) Order 2008, fences or other means of enclosure at the vehicular access points must be set back to the sight lines shown on the approved plan 'WC/DP/SL/01' and nothing over 0.6 metres in height above the level of the carriageway shall be placed or permitted to remain within the sight lines. Reason: In the interests of highway safety.

(12) 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.

(13) 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.

(14) Details of contractor's site hut location, parking and any areas designated for the storage of building 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. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 site huts and building materials must not be stored elsewhere on the site without the prior written permission of the Local Planning Authority. Reason: To ensure that natural features are not damaged and in the interests of highway safety.

(15) Development shall not begin until a scheme of work detailing the extent and of piling proposed has been submitted to and approved in writing by the Local Planning Authority. Reason: To protect the amenity of occupiers of adjoining residential properties.

(16) No development shall start until: a) A plan has been submitted to the Local Planning Authority showing a line of protective fencing around all trees not scheduled for removal. The fencing shall be in accordance with the appropriate British Standard. b) A site meeting has taken place where a representative from the Local Planning Authority has inspected and approved the fencing and signed the card which accompanies this decision notice. Once approved no access by vehicles, storage or use of machinery, equipment or materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(17) 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.

(18) The existing dwelling and structures must be demolished and all resultant materials not to be reused as part of the approved development must be removed from the site before development pursuant to this permission is commenced. Reason: To protect the amenities of the occupiers of nearby properties.

(19) 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.

(20) Any windows at first floor level on the northern and side elevations or contained within the northern roof plane of the dwellings hereby approved must be glazed with obscure glass and have no opening parts less than 1.7 metres above the floor level of the room which they serve and must be maintained in that condition. Reason: To preserve the amenity of the adjoining 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, 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 Consultation 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 59.BE, 101.T, 147.OS, and 191.IN

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.

Note to Applicant: Conditions 3,4, 5, 7, 12, 13, 14, 15, and 16 are considered to be discharged, subject to compliance with the details submitted and approved under the discharge of condition application associated with the original consent F/11/70160.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)