Development Management
Application No F/15/76388
Your ref
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Mr M Warren
Michael Warren Associates Ltd
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04 November 2015

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. F/15/76388

In pursuance of their powers under the above Act and in accordance with your application received on 21 April 2015, with subsequent amendments dated

08/06/2015

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

Description: Conversion of former stables into a four bedroom dwelling including addition of a two storey rear extension and attached double garage with first floor accommodation
Site: Lane End House, Snakemoor Lane, Durley, Botley, Southampton, SO32 2BW

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan, D1412 01, D1412 02 Rev A, D1412 03 Rev B & D1412 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 details of the materials to be used in the construction of the external surfaces of the development hereby permitted, including details of windows, doors and rainwater goods, 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 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) measures to control the emission of dust and dirt generated by demolition and construction works, including measures to prevent mud on the highway;
b) a scheme for controlling noise and vibration from demolition and construction activities [including details of any piling];
c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials.
Reason: To limit the impact the development has on the amenity of the locality

(5) 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.

(6) 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.

(7) No parking of vehicles, storage or use of machinery, equipment or materials shall take place underneath the crown spread of trees within the site. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

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

Note to Applicant: Please note that this development may require an Environmental Permit or an exemption from an Environmental Permit from the Environment Agency for the package treatment plant. The applicant must ensure that the operations at the site are in accordance with the Environmental Permitting Regulations 2010. The applicant is advised to contact the National Customer Contact Centre (NCCC) on 03708 506 506 or information can be found through the following link:

https://www.gov.uk/permits-you-need-for-septic-tanks/overview

The need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of an environmental permit.

Note to Applicant: Please be aware that the building may be used by bats as a roost. If the presence or suspected presence of bats is found it is advised that the advice of Natural England is sought. https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals

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 Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 the Submitted Local Plan comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', 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 11.CO, 15.CO, 16.CO, 25.NC, 28.ES, 34.ES, 59.BE, 100.T, 101.T, 146.OS & 191.IN

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies S9, DM1, DM2, DM9, DM16, DM17, DM23, DM24, DM32, DM35 & 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 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)