Development Management
Application No F/15/76643
Your ref
Please ask for Jagdeep Birk
Direct dial 023 8068 8123
Hours of work Mon-Thurs 9-5, Fri 9-4.30
e-mail jagdeep.birk@eastleigh.gov.uk

Pro Vision Planning And Design
Grosvenor Court
Winchester Road
Ampfield
Winchester
SO51 9BD

27 July 2015

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

Application No. F/15/76643

In pursuance of their powers under the above Act and in accordance with your application received on 1 June 2015

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

Description: Construction of 1no. four bed two storey dwelling following demolition of existing dwelling and garage
Site: 21 Western Road, Chandler's Ford, Eastleigh, SO53 5DG

Subject to due compliance with the following conditions:
(1) 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.

(2) The development hereby permitted shall be implemented in accordance with the following plans numbered: 1828-P08 REV A, 1828/P03 REV B, 1828-S08 REV A, 1828, 1828/P02 REV C, 1828 - P07 REV B, 1828-P06 REV C, 1828-P04 REV B, 1828/P01, 1059/01, 1828-P05 REV B
Reason: For the avoidance of doubt and in the interests of proper planning.

(3) Not withstanding the approved details. 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 a site meeting has taken place where a representative from the Local Planning Authority has inspected and approved the protective fencing and that it is erected as per the Tree Protection Plan (ECO 1) 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

(5) No additional or altered windows shall be constructed in the east and west elevations of the development hereby approved.
Reason: To protect the amenity and privacy of the adjoining residential properties.

(6) No development shall start until a BREEAM 'excellent' interim stage certificate and sustainability report, demonstrating how all of
the essential requirements for non-residential development 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 non-residential requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'

(7) The development shall not be occupied [unless agreed in writing by the Local Planning Authority] until a BREEAM 'excellent' final stage certificate and sustainability report, highlighting how all of the essential requirements for non-residential development 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 non-residential requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(8) 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.

(9) 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.

(10) No development shall start until a scheme of work detailing the extent and type of piling proposed has been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details.
Reason: To protect the amenities of the occupiers of nearby properties.

(11) No vegetation clearance will be undertaken during the bird nesting season from the beginning of March to the end of September to ensure no harm to nesting birds
Reason: To prevent harm to breeding birds.

(12) A bat licence must be obtained from Natural England before demolition commences and appropriate mitigation provided within the new build.

Reason - To protect bats species.

(13) Bat mitigation will be provided in conformity with that detailed within paragraph 4.4.1 amended Ecological Impact Assessment June 2015 or any amendments within the Natural England licence.
Reason: To ensure protection of the brown long eared roost

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 25 NC,26.NC, 28.ES, 59.BE, 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan,policies DM1, DM2, DM9, DM24

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)