Development Management
Application No C/14/75052
Your ref
Please ask for Eleanor Evans
Direct dial 023 8068 8495
Hours of work Wed, Thurs & Fri's Only
e-mail eleanor.evans@eastleigh.gov.uk

Mr A Chahal
9 Woodside Avenue
Eastleigh
SO50 9ES

22 December 2014

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

Application No. C/14/75052

In pursuance of their powers under the above Act and in accordance with your application received on 15 August 2014, with subsequent amendments dated

24/09/2014, 01/10/2014

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

Description: Erection of 2no. detached two storey dwellings (one 2no. bed and one 3no. bed) with associated access, parking and landscaping
Site: 1 Romill Close, West End, Southampton, SO18 3NE

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 2014/01, 2014/02 Rev A, 2014/03 Rev C. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) Development shall not begin until the developer has provided a noise assessment scheme that demonstrates that the impacts of noise from road traffic affecting the site, and external and internal layout and orientation of residential dwellings and gardens have been considered. The report shall include a scheme of mitigation measures for protecting the development from noise and vibration, this scheme must be submitted for approval by the Local Planning Authority. All works, which form part of the scheme approved by the Local Planning Authority, must be completed before any of the permitted dwellings is occupied (unless agreed by the Local Planning Authority) The scheme shall be fully implemented, unless varied with the written permission of the Local Planning Authority in advance of implementation. Reason: In the interests of residential amenity for future occupants.

(3) No construction or demolition work must take place except between the hours of 08:00 to 18:00 Mondays to Fridays or 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays. Reason: In the interests of neighbouring residential amenity

(4) The burning of materials obtained by site clearance or from any other source must not take place without the prior written consent of the local Planning Authority. Reason: In the interests of neighbouring residential amenity.

(5) 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) a programme and phasing of the demolition and construction work, including roads, landscaping and open space;
b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
c) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
d) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway including vehicle crossovers and grass verges.
e) the parking of vehicles of site operatives and visitors;
f) measures to control the emission of dust and dirt generated by demolition and construction;
g) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
h) provision for storage, collection, and disposal of rubbish from the development during construction period;
i) measures to prevent mud and dust on the highway during demolition and construction;
j) temporary lighting;
Reason: To limit the impact the development has on the amenity of the locality.

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

(8) No development shall start until a Code for Sustainable Homes level 4 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’.

(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 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'.

(10) No additional or altered windows shall be constructed in the side (west) elevation of plot 2 at first floor and in the side (east) elevation of plot 1 at first floor of the development hereby approved. Reason: To protect the amenity and privacy of the adjoining residential 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 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 Policy 25.NC, 28.ES, 34.ES, 59.BE, 100.T, 101.T, 104.T, 147.OS, 169.LB, 170.LB, 190.IN, 191.IN

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, comprising:
- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Policies: DM1, DM2, DM9, DM10, DM23, DM24, DM25, DM29, DM32 and 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)