Development Control
Application No F/13/73056
Your ref
Please ask for Kitty Budden
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Mr R Carter
1 The Limes
Northbrook Avenue
Winchester
SO23 0LU

29 November 2013

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

Application No. F/13/73056

In pursuance of their powers under the above Act and in accordance with your application received on 23 August 2013

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

Description: Erection of 1 pair of semi-detached dwellings, 1no. 3 bed & 1no. 4 bed, with associated parking
Site: Land To Rear Of, 35 Shaftesbury Avenue, Chandler's Ford, Eastleigh, SO53 3BR

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 147-1-SK100, 147-1-3-1 1A, 147-1-3-1 2A 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) 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 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) location of temporary site buildings, construction material, and plant storage areas used during demolition and construction; b) the arrangements for deliveries associated with all construction works including loading and unloading of plant and materials; c) the parking of vehicles of site operatives and visitors; d) measures to control the emission of dust and dirt generated by demolition and construction; e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling); f) provision for storage, collection, and disposal of rubbish from the development during construction period; g) measures to prevent mud and dust on the highway during demolition and construction. Reason: To limit the impact the development has on the amenity of the locality

(5) 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.

(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) Before development commences, a plan must be submitted to and approved in writing by the Local Planning Authority showing a line of protective fence around all trees, hedges and other natural features to be retained. Fencing shall be weld mesh panels secured to a scaffold framework in accordance with BS5837. No excavation shall commence on the site until the fencing has been erected and the fencing must be maintained during the course of works on the site. No access by vehicles or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fencing area. Note: The card accompanying this notice should be sent to the Development Control Section when the protective fencing is in place and development must not commence until the fencing has been inspected and the card signed by the inspecting officer. Reason: To ensure the natural features are protected from damage throughout the construction period.

(8) Prior to the commencement of any works a road condition survey along the length of private road within the blue line on the approved plan 11.144.501 must be undertaken, submitted to and approved in writing by the Local Planning Authority. Upon completion of the development, a second road condition survey of the same area must be undertaken, submitted to and approved in writing by the Local Planning Authority. Reason: To record the condition of the private road pre and post-development.

(9) No work shall commence on site until a 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'.

(10) Prior to the occupation of any of the development hereby approved, a 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'.

(11) No driven piling work shall be carried out on site without the written permission of the Local Planning Authority. Reason: To protect the amenity of occupiers of adjoining residential properties.

(12) If piling is required, no piling shall take place until a scheme of works detailing the extent and type 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 properties.

(13) 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. Reason: To ensure that the appearance of the development is satisfactory.

(14) The landscape scheme must be completed within 6 months from the completion of the last building shell, or by such later date as the Local Planning Authority may determine. Any trees 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.

(15) Details of facilities to be provided for the storage and removal of refuse from the premises must be submitted to, and approved in writing by, the Local Planning Authority. The facilities must be provided before the first occupation of the building(s), and retained thereafter. Reason: In the interests of amenity.

(16) 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.

(17) 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.

(18) During the construction period no storage of building materials or parking of vehicles shall take place underneath the crown spread of the tree(s) to be retained on the site. Reason: To protect the health of the trees to be retained on the site.

(19) No storm water run-off shall be discharged into the foul sewer system. Reason: To prevent the risk of flooding.

(20) The first floor window on the north east elevation shall either be: a) obscure glazed to Pilkingtons level 3 or equivalent and top opening only: OR b) positioned at

least 1.7 metres above the floor of the room in which it is installed. Reason: To protect the amenity and privacy of the adjoining residential properties.

(21) The development hereby permitted shall not be occupied until the parking area [including the garage] 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.

(22) The garage(s) shall not be converted to living accommodation without the prior written permission of the Local Planning Authority. Reason: In order to provide adequate on-site car parking.

(23) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 [or any order re-voking or re-enacting that order with or without modification], the buildings hereby permitted must not be extended or altered and there shall be no structures erected within the curtilage without the prior written permission of the Local Planning Authority. Reason: To protect the amenity of nearby properties.

(24) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 [or any order re-voking or re-enacting that order with or without modification], no buildings or enclosures shall be erected on the vehicle parking areas without the prior written permission of the Local Planning Authority. Reason: In order to maintain the satisfactory appearance of the development.

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 34.ES, 37.ES, 59.BE, 72.H, 147.OS, 190.IN, 191.IN.

Revised Draft Eastleigh Borough Local Plan 2011-2029 S1, S2, DM1, DM2, DM23, DM24, DM25, DM29, DM32, DM35, DM37.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council take a positive and proactive 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 [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: The application site lies within the garden of an existing residential property and the presence of 'made ground' and / or contaminants in the ground cannot be ruled out. Therefore we would recommend that the risks to the development be considered; including the design of the floor construction and the number / location of service penetrations. British standard BS 10175:2001 'Investigation of potentially contaminated site - Code of Practice' is a useful source of advice on site investigation. Further information and advice about developing contaminated land can be found on the Council's website or by contacting the Council's Environmental Health Team. You should also bring this matter 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. Any imported material is to be tested to ensure that it is suitable for use within this development.

Note to Applicant: The following conditions have been discharged as part of the extant permission F/12/71746:

2. [Commencement]; 3 [Materials]; 4 [Construction Method Statement]; 5 [Dust Protection]; 6. [Sustainable Drainage]; 7. [Tree Protection]; 8. [Road Condition Survey - pre-commencement]; 12. [Scheme of Piling Works]; 13. [Landscape Scheme]; 15. [Details for Waste Storage and Removal].



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)