Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/68471
Your ref
Please ask for Nicola Reid
Direct dial 023 8068 8493
Hours of work Mon-Thurs 9-5, Fri 9-4.30
e-mail nicola.reid@eastleigh.gov.uk

Mr A Unwins
Mmds
Birch 2
Greenhills Rural Enterprise Centre
Tilford Road
Tilford
GU10 2DZ

05 March 2012

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

Application No. F/11/68471

In pursuance of their powers under the above Act and in accordance with your application received on 24 January 2011, with subsequent amendments dated

28/02/2012

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

Description: Construction of detached 3no. bedroom dwelling, following demolition of existing bungalow
Site: 2 Maidenstone Cottages, Bridge Road, Bursledon, Southampton, SO31 8AL

Subject to due compliance with the following conditions:

(1) This planning decision is in accordance with the following plans numbered:849-C-02-100, 849-C-03-100, 849-B-03-101, 849-C-05-100, 849-B-06-100
Reason: To ensure that the development is completed in accordance with the approved plans.

(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 commence until details and samples of all external facing and roofing materials have been be submitted to and approved in writing by the Local

Planning Authority. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(4) Plans and particulars showing the proposals for all the following aspects of the development must be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The development must then accord with these approved details. Reason: In order that these matters may be considered by the Local Planning Authority.

a: The ground floor levels above ordnance datum of all buildings.

b: Proposed ground levels and relationship to existing levels both within the site and on immediately adjoining land.

(5) No development shall take place until the applicant has carried out an adequate assessment of the risks, to or arising from, the proposed development, and a report of this assessment, including recommendations for the protection of the development, has been received and approved in writing by the Local Planning Authority. [British standard BS 10175:2001 'Investigation of potentially contaminated site-Code of Practice' is a useful source of advice on site investigation] Any recommendations for protection of the development, the remediation scheme, must be supervised by a competent person and a completion certificate provided by that person to the Local Planning Authority to certify that the works have been implemented in accordance with that scheme. Further advise can be obtained at http://www.eastleigh.gov.uk/PDF/con%20land%20spread%201.pdf.
Reason: To minimise the risk of pollution and to ensure the site is satisfactorily de-contaminated

(6) No development shall commence (unless agreed in writing by the Local Planning Authority) 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 has 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) No development shall commence until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping (including trees and boundary treatments) and shall provide details of timings and any maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.
Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(8) No development shall commence until detailed proposals for the disposal of foul and surface water have been submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the building hereby approved is occupied. Reason: To ensure satisfactory provision of foul and surface water drainage.

(9) No development shall commence until a scheme of works to deal with dust and mud 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.

(10) The development shall not be occupied until a Code for Sustainable Home 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 has 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'

(11) The development shall not be occupied until a minimum of 2 car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available.
Reason: To make provision for off street car parking.

(12) No window shall be constructed in the north west facing elevation of the building hereby permitted. Reason: To protect the amenity and privacy of the occupiers of the adjoining property.

(13) 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.

(14) 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 without the prior written consent of the Local Planning Authority. Reason: In the interests of amenity.

(15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development permitted by Classes A & E of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority. Reason: To protect the amenities of the locality and to maintain a good quality environment.

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 1.CO, 8.CO, 59.BE, 104.T.

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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)