Development Management
Application No F/16/79209
Your ref
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03 November 2016

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

Application No. F/16/79209

In pursuance of their powers under the above Act and in accordance with your application received on 9 September 2016, with subsequent amendments dated

26/10/16

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

Description: Construction of 1no. detached dwelling with raised rear patio, following demolition of existing 1 bed dwelling
Site: Holmes Manor, Moorhill Road, West End, Southampton, SO30 3AY

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: PL/01, PL/02 Rev B, PL/03 Rev B. 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) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the adjoining dwellings. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) No development shall start until a reptile survey and depending on the results a reptile translocation/ exclusion mitigation and management plan has been submitted to and approved in writing by the Local Planning Authoirity. The development shall then accord with the approved details, which shall follow the standing advice issued by Natural England. Reason: To ensure no harm to reptiles likely to be present on site.

(5) 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 tree fencing. The fencing shall be in accordance with the appropriate British Standard, BS5837:2012 Trees in Relation to design, demolition and construction. 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.

(6) The development shall not be occupied until as built stage SAP data and as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve the following shall be submitted to and approved in writing by the Local Planning Authority:
a) In respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in the 2013 Building Regulations
b)In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day. The development shall not be carried out otherwise than in accordance with the approved details.
Reason: To support a comprehensive approach to high quality design across the site

(7) 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.

(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.

Note to Applicant: 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)