Development Control
Application No F/12/70269
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01 February 2013

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

Application No. F/12/70269

In pursuance of their powers under the above Act and in accordance with your application received on 12 April 2012, with subsequent amendments dated

04/05/2012

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

Description: Erection of 3no. dwellings comprising 1no. 4-bed detached with integral double garage, 2no. 3- bed detached dwellings with associated parking areas (amended description)
Site: 4 Cedar Row, Botley Road, Horton Heath, Eastleigh, SO50 7FJ

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: MT/1120/1 and MT/1120/3 Revision A, B, C. 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 additional or altered window shall be constructed in the northern elevation of the dwelling on northern plot or the southern elevation of the dwelling on the southern plot hereby permitted without the prior written permission of the Local Planning

Authority. Reason: To protect the amenity and privacy of the occupiers of the adjoining property.

(4) Any windows at first floor level on the northern elevation of the dwelling on the northern plot or the southern elevation of the dwelling on the southern plot hereby permitted must be glazed with obscure glass with any opening parts to be no less than 1.7m above floor level, and must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(5) 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.

(6) 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.

(7) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(8) 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 provision to be made for the storage of refuse.

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

(9) No work shall commence on site until a BREEAM/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 BREEAM/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) 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. A seed or turf specification must be provided for areas to be grassed. The planting scheme must include details of phasing, timing and provision for management and maintenance during the first ten years from the date of planting. Reason: To ensure that the appearance of the development is satisfactory.

(12) The landscape scheme must be completed within 12 months from the completion of the last building shell, or by such later date as the Local Planning Authority may determine. Any trees or plants 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.

(13) Detailed proposals for the disposal of foul and surface water shall be 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.

(14) Measures to be submitted to and approved in writing by the Local Planning Authority, to prevent mud being deposited on the public highway by vehicles leaving the site must be implemented during the whole of the construction period. No vehicle shall leave the site unless its wheels have been sufficiently cleaned to prevent mud being deposited on the public highway. Reason: In the interests of highway safety.

(15) Development shall not begin until a scheme of works detailing measures to be taken to control noise and vibration from site activities has been submitted and approved in writing by the local planning authority. The approved scheme must then be fully implemented. Reason: To protect the amenities of the occupiers of nearby dwellings.

(16) 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.

(17) Details of Contractor's site hut location and any areas designated for the storage of building materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 site huts and building materials must not be stored elsewhere on the site without the prior written permission of the Local Planning Authority. Reason: To ensure that natural features are not damaged and to protect the amenity of existing residents.

(18) The layout plan showing provision for a temporary car park within the site to accommodate operatives and construction vehicles during the construction and fitting -out period must be submitted to and approved in writing by the Local Planning

Authority and shall indicate the eventual use of that area. The development must accord with these details. Reason: To avoid obstruction of the adjoining highway.

(19) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out, and the areas must be retained and reserved for that purpose at all times. Reason: In the interests of highway safety/amenity.

(20) Prior to occupation of the development the refuse areas and cycle stores, as shown on the approved plans shall have been provided, made available for and permanently retained for that purpose. Reason: In the interest of sustainability and reducing reliance on the motor vehicle.

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 28.ES, 59.BE, 72.H, 100T, 101.T, 104.T, 147.OS, and 191.IN.

Pre submission Eastleigh Borough Local Plan 2011-2029 Policies DM1, DM2, DM23, DM24, DM25, DM29, DM32, DM35, and 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, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, a fee is 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)



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