

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)

d) no deliveries shall be made prior to 0915 or between the hours of 1445 to 1600 in school term periods.
Reason: To limit the impact the development has on the amenity of the locality.

(11) No 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) 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.

(13) 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 and surfaced, and the areas must be retained and reserved for that purpose at all times.
Reason: In the interests of highway safety/amenity.

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, 34.ES, 37.ES, 45.ES, 59.BE, 104.T.

Pre submission Eastleigh Borough Local Plan 2011-2029 S1, DM1, DM2, DM25, DM29.

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.

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

(4) 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.

(5) The development shall accord with the protective fencing plan and supporting information set out in the Design and Access Statement, February 2013, reference 1704. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

(6) No development shall start until a site meeting attended by the Arboricultural Consultant and Site Manager has taken place where a representative from the Local Planning Authority has inspected and approved the protective fencing. 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.

(7) 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'

(8) 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'.

(9) 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.

(10) 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) measures to control the emission of dust and dirt generated by demolition and construction works, including measures to prevent mud on the highway;
b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
c) the parking of vehicles of site operatives and visitors;

Development Control
Application No F/13/72152
Your ref
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05 April 2013

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

Application No. F/13/72152

In pursuance of their powers under the above Act and in accordance with your application received on 20 February 2013, with subsequent amendments dated

12/03/2013

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

Description: Erection of 1no. 5 bed 2 storey dwelling with attached double garage and rear terraces following demolition of existing building
Site: 41 Pine Road, Chandler's Ford, Eastleigh, SO53 1LF

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1704-01 Rev A, 1704-06 Rev C, 1704-07 Rev B, BHP/1044. 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) Details of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences.