Development Management
Application No F/16/78236
Your ref
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Mr P Bulkeley
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10 May 2016

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

Application No. F/16/78236

In pursuance of their powers under the above Act and in accordance with your application received on 15 March 2016

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

**Description:** Construction of a five bed detached dwelling following demolition of existing (revised design to application F/13/72024)
**Site:** 11 Lake Road, Chandler's Ford, Eastleigh, SO53 1EZ

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: P645-101, P645-100, P645-103, P645-105, P645-106, P645-301, P645 302, P645-102 & P645-104 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) No development shall start until details 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) Prior to commencement, details of how the approved dwellings will achieve Code level 4 equivalent requirements for energy and water [or equivalent requirements that

are set out in national legislation or policy], with reference to design stage SAP data and the BRE water calculator, as well as evidence that the relevant ESD requirements 2-8 inclusive of the Council's adopted Environmentally Sustainable Development SPD are being met shall be submitted to, and approved in writing by, the Local Planning Authority. No dwelling shall be occupied until written confirmation thatthese works have been completed, and the 'as built' stage SAP data and a confirmation of the water calculation, has been submitted for that dwelling. Reason: To ensure the development meets the requirements of the national technical standards for energy and water consumption and the Council's adopted Environmentally Sustainable Development SPD in residential development.

(5) 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.

(6) 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.

(7) The windows at first floor level on the northern and southern side elevations of the resulting dwelling must be either glazed with obscure glass and have no opening parts less than 1.7 metres above the floor level of the rooms which they serve and must be maintained in that condition, or be positioned so that their bottom cill is at least 1.7 metres above the floor level of the rooms which they serve and must be maintained in that condition. Reason: To preserve the amenity of the adjoining properties.

(8) The privacy screen to the southern side of the first floor rear balcony shown on approved drawings 'P645 104', 'P645 301' & 'P645 302' must be installed prior to occupation of the dwelling hereby approved. Reason: To protect the amenity of the neighbouring property.

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

Note to Applicant: Please be aware when constructing the proposed new brick boundary wall that a number of trees within neighbouring gardens are subject to Tree Preservation Orders. The construction of this wall, in particular its foundations should be designed in such a way so as to have no adverse impact upon these trees and it is advised that arboricultural advice is sought from the Council's Tree Services Manager.

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)