Development Management
Application No F/16/78474
Your ref
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Mr A Chahal
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Easleigh
SO50 9ES

15 July 2016

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

Application No. F/16/78474

In pursuance of their powers under the above Act and in accordance with your application received on 29 April 2016

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

Description: Construction of two & single storey side & rear extensions, rear dormer windows and conversion of house of multiple occupation to 2no. 2 bed dwellings and 1no. 1 bed dwelling with associated amenity area, car parking, bin & cycle storage
Site: 140 Southampton Road, Eastleigh, SO50 5QX

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 2016/01, 2016/02. 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 existing building. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) No development shall start until details of the rear access vehicle dropped kerb have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved details have been agreed in

writing by the Local Planning Authority]. Reason: To ensure satisfactory vehicular access.

(5) The development hereby permitted shall not be brought into use until a minimum of 4 car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available. Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

(6) The development hereby permitted shall not be occupied until on site provision of bin & cycle storage facilities have been provided in accordance with the approved details and thereafter retained and kept available. Reason: To ensure the adequate provision of on site facilities.

(7) No development shall start until details for the sustainable disposal of surface water and disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details. Reason: To ensure satisfactory provision of foul and surface water drainage.

(8) The development shall not begin until the developer has provided a noise assessment scheme that has considered the impacts of noise impacting on the site and the impacts of the internal layout. The report shall include a scheme of mitigation measures for protecting the development from both noise sources and this scheme must be submitted for approval by the Local Planning Authority. All works, which form part of the scheme approved by the Local Planning Authority, must be completed before any of the permitted dwellings is occupied (unless agreed by the Local Planning Authority) The scheme shall be fully implemented, unless varied with the written permission of the Local Planning Authority in advance of implementation. Reason: In the interests of residential amenity.

(9) A scheme of mitigation to protect the development from air pollution shall be submitted to the Local Planning Authority. The mitigation must ensure that the levels of air pollution in the dwellings meets with the objectives of the Air Quality Regulations 2000 (as amended). Reason: To protect the amenities of the occupiers of the proposed development.

(10) The development hereby permitted shall not be occupied until verification that the approved mitigation scheme required has been fully implemented (unless varied with the written permission of the local planning authority in advance of implementation) submitted to, and approved in writing by, the Local Planning Authority. Reason: To protect the amenities of the occupiers of the proposed development.

(11) 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.

(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.

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.

Note to Applicant: This development is located within a resident's parking scheme and it is Council policy that residents of all new developments will not be eligible for parking permits. The term development means the construction of new or replacement buildings or alterations to existing buildings that result in an increased demand for parking not catered for within the development.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)