Development Management
Application No F/16/78045
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29 July 2016

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

Application No. F/16/78045

In pursuance of their powers under the above Act and in accordance with your application received on 11 February 2016

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

**Description:** Construction of 2no. 3 bed semi-detached dwellings with associated landscaping, car parking and bin and cycle storage
**Site:** Land To The Rear Of 4 & 5, Maple Square, Eastleigh, SO50 9NS

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: ENC-180715-2T4, 1022-PD101 REV F, 1072/01 REV A.
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) Notwithstanding the approved plans / details, no development shall start until details and samples 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) Notwithstanding the approved plans / details, no development shall start until details for the treatment of site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the boundary treatments have been provided in accordance with the approved details and these shall thereafter be retained.
Reason: In the interests of biodiversity and to safeguard the amenities of neighbouring residents.

(5) 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.

(6) 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) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;

b) the parking of vehicles of site operatives and visitors; and

c) measures to control the emission of dust and dirt generated by demolition and construction.

Reason: To limit the impact the development has on the amenity of the locality.

(7) Prior to the commencement of development a reptile mitigation strategy, to include details of the preservation of reptile habitat within the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.
Reason: In the interests of biodiversity.

(8) Prior to the commencement of development, 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 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 that these 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.

(9) The development hereby permitted shall not be occupied until the parking areas as shown on approved drawing 1022-PD101 Revision F have been provided in accordance with this plan. These shall thereafter be permanently retained and used only for the purposes of accommodating private motor vehicles incidental to the enjoyment of the dwellinghouses.
Reason: To make provision for off street parking in the interests of highway safety.

(10) All hard & soft landscaping shall be carried out in accordance with approved plan number 1072/01 Revision A and to the appropriate British Standard. This landscaping shall then be maintained in accordance with the Landscape Management Plan produced by Linda Oak and dated August 2015. For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.
Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(11) No burning of materials obtained by site clearance or any other source shall take place during the construction and fitting out process.
Reason: To protect the amenities of the occupiers of nearby properties.

(12) 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.

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: the permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A road opening permit must be obtained from Hampshire Highways, HCC call centre number 0845 6035633.

Note to Applicant: This development is located within a residents' 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. The occupiers of the two dwellings hereby approved will not therefore be eligible for residents' parking permits. The entitlement of the occupiers of Nos. 4 and 5 Maple Square will however remain unaffected.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)