Development Management
Application No F/16/79256
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16 November 2016

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

Application No. F/16/79256

In pursuance of their powers under the above Act and in accordance with your application received on 21 September 2016, with subsequent amendments dated

11/11/2016

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

Description: Construction of 2no. two bedroom attached dwellings with amenity space & parking accessed from Woodpecker Way
Site: 27 Nightingale Avenue, Eastleigh, SO50 9JH

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 8573/300, 8573/301 & 3573/302. 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 the following details have been submitted to and approved in writing by the Local Planning Authority:
a) details of the materials to be used in the construction of the external surfaces of the development;
b) the alignment, height and materials of all walls, fences and other means of enclosure;

c) the details and layout of foul sewers and sustainable surface water drains;
d) plans including cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land; and
e) a landscaping scheme to cover all hard and soft surfacing, trees and planting.
The development shall not be occupied until the approved details have been fully implemented. Reason: To limit the impact the development has on the locality.

(4) No development 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) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway including vehicle crossovers and grass verges;
c) the parking of vehicles of site operatives and visitors;
d) measures to control the emission of dust and dirt generated by demolition and construction;
e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
f) provision for storage, collection, and disposal of rubbish from the development during construction period; and
g) measures to prevent mud and dust on the highway during demolition and construction.
Reason: To limit the impact the development has on the amenity of the locality

(5) Prior to the occupation of the approved dwellings, as built stage SAP data and as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve the following shall be submitted to and approved in writing by the Local Planning Authority. In respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in the 2013 Building Regulations. In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day. The development shall not be carried out otherwise than in accordance with the approved details. Reason: To support a comprehensive approach to high quality design across the site; in line with the guidance set out in the Government's Ministerial Statement of 25 March 2015 which states that Local Planning Authorities should, from the date of its publication, take into account the government's intentions in the statement [and not set conditions with requirements above a Code level 4 equivalent].

(6) No development shall start until details for the on site provision of bin & cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the bin & cycle storage has been constructed 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 of the accesses, including any footway and verge crossing, 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 fully implemented unless agreed in writing by the Local Planning Authority.
Reason: To ensure satisfactory vehicular access.

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.

(8) The development hereby permitted shall not be brought into use until visibility splays of 2.4 metres by 43.0 metres have been provided at the junction of the accesses and the public highway. Nothing over 0.6m in height above the level of the carriageway shall be placed or permitted to remain within the visibility splays. Reason: In the interests of highway safety.

(9) The development hereby permitted shall not be occupied until the parking areas for both the proposed dwellings and No.27 Nightingale Avenue have been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwellinghouses as residences. Reason: To make provision for off street parking for the purpose of highway safety.

(10) 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.

(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.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

Note to Applicant: In accordance with Appendix C of the Council's adopted Policy Quality Places SPD, the Council requires developers to meet the cost of bins for general and recycling waste. These must be purchased from Direct Services on 023 80688440.

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)