Development Management
Application No F/16/78913
Your ref
Please ask for Gary Osmond
Direct dial 023 8068 8490
Hours of work Mon-Fri 9-5
e-mail gary.osmond@eastleigh.gov.uk

Mr C Shipperley
Anders Roberts Cheer Ltd
Chapel Studios
14 Purewell
Christchurch
BH23 1EP

08 September 2016

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

Application No. F/16/78913

In pursuance of their powers under the above Act and in accordance with your application received on 14 July 2016, with subsequent amendments dated

18/08/2016

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

Description: Construction of attached three bedroom dwelling
Site: 9 Blossom Close, Botley, Southampton, SO30 2FR

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 8769/100 Rev.A, 8769/101 & 8769/102. 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 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) 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); and
f) 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

(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 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.

(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 development shall start until details of the access [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/ brought into use] until the approved details have been fully implemented [unless agreed in writing by the Local Planning Authority]. Reason: To ensure satisfactory vehicular access.

(7) 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.

(8) 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 adjoining dwelling. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(9) 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.

(10) No development shall start on the dwelling hereby approved until boundary fencing to a minimum height of 1.8 metres has been provided along the full length of the western boundary of the application site and shall thereafter be retained throughout the course of construction works. Reason: To ensure a secure boundary to the site and for neighbouring properties.

(11) 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.

(12) The first floor window on the western side elevation shall either be obscure glazed to Pilkingtons level 3 or equivalent with no opening part less than 1.7 metres above the floor level of the room in which it is installed. Once installed the window shall be permanently maintained in that condition. Reason: To protect the amenity and privacy of the adjoining residential properties.

(13) The development hereby permitted shall not be occupied until the parking areas for both the approved and existing dwellings have been provided in accordance with the approved plan Ref: '8769/100 Rev.A' 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.

(14) Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, D & E of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority. Reason: To protect the amenities of neighbouring properties and to ensure sufficient off-road parking provision.

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: 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: 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: 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)