Development Management
Application No F/16/78278
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Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. F/16/78278

In pursuance of their powers under the above Act and in accordance with your application received on 21 March 2016

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

Description: Erection of 2no. two bedroom semi-detached dwellings with associated parking & new access arrangements following demolition of existing 2no. one bedroom flats (amended design to F/16/77710)
Site: 23 & 23a Meadow Grove, Chandler's Ford, Eastleigh, SO53 3AT

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 20, 21, 22, 23, 24 & 25. 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 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 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 the routing/ turning of lorries and details for construction traffic access to the site;
c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;
d) the parking of vehicles of site operatives and visitors;
e) measures to control the emission of dust and dirt generated by demolition and construction;
f) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
g) provision for storage, collection, and disposal of rubbish from the development during construction period;
h) measures to prevent mud and dust on the highway during demolition and construction; and
i) the erection and maintenance of security hoarding.
Reason: To limit the impact the development has on the amenity of the locality.

(6) No development shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping, including trees and boundary treatment and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.
Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(7) All hard & soft landscaping, tree planting and boundary treatment shall be carried out in accordance with the approved details and to the appropriate British Standard. 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.

(8) The first floor windows on the northern and southern side elevations of the dwellings hereby approved shall either be: a) obscure glazed to Pilkingtons level 3 or

equivalent with no opening parts less than 1.7 metres above the floor level of the rooms which they serve; OR b) positioned at least 1.7 metres above the floor of the rooms in which they are installed. Once installed the windows shall be permanently maintained in that condition. Reason: To protect the amenity and privacy of the adjoining residential properties.

(9) 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 B & C 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 the locality.

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

(11) The development hereby permitted shall not be occupied until the parking areas 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 dwelling house as a residence. Reason: To make provision for off street parking for the purpose of highway safety.

(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.

(13) 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: 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)