Development Management
Application No F/16/77995
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15 June 2016

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

Application No. F/16/77995

In pursuance of their powers under the above Act and in accordance with your application received on 2 March 2016, with subsequent amendments dated

27/5/2016, 14/6/2016

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

Description: Alternative house design for plot 11 approved under Planning Permission F/14/74943
Site: Land At Dog Kennel Farm, Telegraph Road, West End, Southampton, Hampshire, SO30 3EX

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 15-1013-005-A, 15-1013-150, 15-1013-151-B, 15-1013-200-B, 15-1013-206, 300, 503-01 Rev B, 503-02 Rev C, MPN MTR Rev C, TM- 613-03 Rev B, TM-613-04 Rev B. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted must be begun within a period of two years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) Plans and particulars showing the final levels above ordnance datum of all ground floor levels of buildings, gardens and tops of retaining walls shall be submitted to and approved in writing by the Local Planning Authority before the development is

commenced. The development must then accord with these approved details. Reason: In order that these matters may be considered by the Local Planning Authority.

(4) All construction work shall be undertaken in accordance with the approved site Construction Management Plan dated 19.4.16 for Dog Kennel Farm (approved by condition discharge dated 8.6.16 ref X/15/77329). Reason: To limit the impact the development has on the amenity of the locality.

(5)) Within one month of the commencement of development (or in accordance with a timetable to be agreed in writing with the Local Planning Authority) a sustainability report demonstrating how all of the essential requirements for residential development of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' are to be met, and evidence provided in the form of design stage SAP data and a BRE water calculator demonstrating Code for Sustainable Homes level 4 standards for energy and water for residential buildings, shall be submitted to, and approved in writing, by the Local Planning Authority. Reason: To ensure the development meets the national and local requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development

(6) Prior to the occupation of the dwelling hereby approved (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), a final sustainability report demonstrating how all of the essential requirements for residential development of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' have been met and evidence in the form of as built SAP data and a BRE water calculator demonstrating Code for Sustainable Homes level 4 standards for energy and water for residential buildings, shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the national and local residential requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'

(7) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before each phase of development commences. The development of that phase must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(8) The approved landscape scheme must be completed within 12 months from the completion of the dwelling hereby permitted or by such later date as the Local Planning Authority may determine. Any trees or plants which die, are removed or become seriously damaged or diseased during the first ten years must be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Reason: To ensure that the appearance of the development is satisfactory.

(9) The garage and parking areas shown on the approved plans shall be retained as useable for the parking of cars at all times. Reason: In order to provide adequate on-site car parking.

(10) No construction or demolition work must take place except between the hours 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.

(11) In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. The following steps are then required to be undertaken in accordance with current best practice and shall be submitted to and approved in writing by the Local Planning Authority;
i. An appropriate investigation and risk assessment, and where necessary;
ii. A remediation scheme, and;
iii. A verification report validating the measures in (ii) on the completion of the works.
Reason: To protect residents from potential contamination.

(12) All development related works within or adjoining the site shall comply with the recommendations of the T P Marsh Arboricultural Report and Assessment July 2014. Reason: To protect existing trees.

(13) No development shall commence until the approved the protective fencing and ground protection provisions have been installed. No access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. Reason: To protect trees.

(14) The development must be carried out in accordance with the Reptile Survey and Mitigations Strategy Report (Hampshire Ecological Services Ltd June 2014), and as recommended by the Local Planning Authority's Biodiversity Officer. Translocation to the on-site receptor area will not exceed 50 individuals. If further individuals are caught, Telegraph Wood or another off-site receptor site shall be identified and agreed in writing by the Local Planning Authority. Reason: To ensure reptiles are protected from harm.

(15) The new access shall not be brought into use until the existing site access has been stopped up and abandoned in accordance with details to be approved by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure that there is only one vehicular access to the property and in the interests of visual amenity and highway safety.

NOTE TO APPLICANT: A formal application for connection to the water supply is required in order to service this development.

NOTE TO APPLICANT: The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development.

NOTE TO APPLICANT: Planning permissions for the site are subject to a legal agreement.

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)