Development Management
Application No O/16/79578
Your ref
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Mr P Rouse
1 Stoke Common Road
Bishopstoke
Eastleigh
SO50 6DW

08 February 2017

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

Application No. O/16/79578

In pursuance of their powers under the above Act and in accordance with your application received on 20 December 2016, with subsequent amendments dated

06/02/2017

the Council, as Local Planning Authority hereby GRANT OUTLINE PERMISSION for the following :

Description: Outline: Construction of 1no. 3 bed two storey dwelling with associated amenity space, car parking & access off Stoke Common Road (matters for consideration: access & scale)
Site: Land Adjacent Foresters Arms, 1 Stoke Common Road, Bishopstoke, Eastleigh, SO50 6DW

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc 01A. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall begin either: a) No later than the expiration of three years from the date of this permission; OR b) No later than the expiration of two years from the date of approval of the last of the reserved matters to be approved. Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(3) No development shall start until details of the:

a) layout of the site;
b) external appearance of the building; and
c) landscaping of the site
hereafter called "the reserved matters" have been submitted to and approved in writing by the Local Planning Authority. Application for the approval of the reserved matters shall be made within three years of the date of this permission. The development shall accord with the approved details. Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(4) No development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:
a) details and samples 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 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;
e) the provision to be made for the parking of vehicles; and
f) a landscaping scheme to cover all surfacing, trees and planting .
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 limit the impact the development has on the locality.

(5) 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.

(6) The eaves and ridge height of the dwelling hereby approved shall be no greater than the eaves and ridge of the neighbouring former public house. Reason: To ensure that the development respects the existing street scene.

(7) Any first floor windows on the north-western or south-eastern side elevations of the approved dwelling shall either be: a) obscure glazed to Pilkingtons level 3 or equivalent with no more 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 room/s 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.

(8) 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

(9) No development shall commence until the parking area approved in relation to planning approval F/16/79008 for the former public house has been constructed and available for use. Reason: To ensure adequate off-road parking for the existing development is maintained.

(10) Prior to the occupation of the dwelling, or in accordance with a timetable to be agreed in writing with the Local Planning Authority, 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: a) 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; and b) 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.

(11) The development hereby permitted shall not be brought into use until a minimum of two car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available. Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

(12) The development hereby approved shall not be occupied until a new/replacement window has been provided at first floor level in the north-eastern rear elevation of the former public house to serve thr easternmost bedroom, and the existing south-east facing window obscure glazed or blocked up. Reason: In the interests of amenity of occupiers of the former public house and future occupiers of the approved development.

(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.

(14) 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.

(15) 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.

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: 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 (POL)