Development Management
Application No F/15/77475
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 D Lindsay
Wessex And Solent
67 Heaton Road
Gosport
PO12 4PL

02 March 2016

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

Application No. F/15/77475

In pursuance of their powers under the above Act and in accordance with your application received on 11 November 2015, with subsequent amendments dated

07/01/2016

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

Description: Construction of 2No. two bedroom and 2No. one bedroom flats in a single block with parking & amenity space, following demolition of existing dwelling (amended design)
Site: 37 Twyford Road, Eastleigh, SO50 4HH

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: Reason: WS-1125-01 Rev A, WS-1125-02 Rev B, WS-1125-03 Rev.B, WS-1125-04 Rev.A, WS-1125-05 Rev.A, WS-1125-06 Rev.A, WS-1125-07 Rev.B, WS-1125-08 Rev B. 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) 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.

(5) No development shall commence until details of measures to protect future occupiers of the development from air pollution have been submitted to and approved in writing by the Local Planning Authority. These agreed measures must then be implemented in full prior to occupatio of the development hereby approved and retained throughout the lifetime of the development. Reason: In the interests of amenity and health.

(6) 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.

(7) No development shall start until details for the on site provision of secure 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) 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) measures to control the emission of dust and dirt generated by demolition and construction works, including measures to prevent mud on the highway;
b) a scheme for controlling noise and vibration from demolition and construction activities [including details of any piling];
c) 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].
Reason: To limit the impact the development has on the amenity of the locality

(9) The development must accord with the Arboricultural Implications Assessment and Method Statement (Ref. JFA0012) produced by James Fuller Arboriculture for Elite Murphy Developments dated October 2015. Tree Protection must be addressed as per the Tree Protection Plan (JFA0012.02A) enclosed within the report. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(10) No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and the Tree Services Manager from the Local Planning Authority. Work cannot commence until the Tree Services Manager has inspected and approved the tree protection, ensuring it conforms to the Tree Protection Plan and the Method Statement. Once approved 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. All other aspects of the Arboricultural Impact Assessment and Method Statement will be addressed at this meeting including any required changes with final layout of the scheme and the installation of services that may have an impact on trees. This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of compliance monitoring by the pre-appointed consulting arboriculturalist. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(11) 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.

(12) 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.

(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) The development hereby permitted shall not be brought into use until the car park has been constructed, surfaced and marked out in accordance with the approved plan. The approved parking area shall not thereafter be used for any purpose other than the turning, parking, loading and unloading of vehicles. Reason: To make provision for off street parking for the purpose of highway safety.

(16) Any first floor windows on the northern side elevation of the development hereby approved shall either be: a) obscure glazed to Pilkingtons level 3 or equivalent with no opening parts less than 1.7metres above the floor level of the room which it serves: OR b) positioned at least 1.7 metres above the floor of the room in which it is installed. Once installed the windows shall be permanently maintained in that condition. Reason: To protect the amenity and privacy of the adjoining residential properties.

Note to Applicant: This development is located within a resident's parking scheme and it is Council policy that residents of all new developments will not be eligible for parking permits. The term development means the construction of new or replacement buildings or alterations to existing buildings that result in an increased demand for parking not catered for within the development.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety and it is in accordance with the policies and proposals of the development plan, comprising the Eastleigh Borough Local Plan Review 2001-2011, and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 the Submitted Local Plan comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', the local planning authority is of the opinion that permission should be granted.

The following development plan saved policies and emerging draft local plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review [2001-2011], saved Policies 28.ES, 31.ES, 34.ES, 53.BE, 59.BE, 74.H, 101.T, 147.OS & 191.IN

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies DM1, DM2, DM23, DM24, DM25, DM28, DM29, DM32, DM35, DM37 & E8

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.

Under the Town and Country Planning England Regulations 2012, a fee is required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)