Development Management
Application No C/16/78271
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 T Holt
302 Iford Lane
Bournemouth
BH6 5NG

28 June 2016

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

Application No. C/16/78271

In pursuance of their powers under the above Act and in accordance with your application received on 3 May 2016, with subsequent amendments dated

23/06/2016

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

Description: Construction of a three bed detached dwelling to plot 3 with access, garage, amenity space and landscaping
Site: Land At, Beach Lane, Netley Abbey, Southampton, SO31 5DF

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 001, 002A, 003A, 004, 005, 006 & 007. 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 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 building;
b) details of windows and rainwater goods; and
c) plans including cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land.
The development shall be carried out in accordance with the approved details.

Reason: To limit the impact the development has on the locality and adjoing properties.

(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 thatthese 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 in conjunction with Southern Water. 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 for the treatment of site boundaries have been submitted to and approved in writing by the Planning Authority. The development shall not be brought into use until the boundary treatment has been provided in accordance with the approved details and retained thereafter. Reason: In the interests of visual and residential amenity.

(7) No development shall start until details of all external lighting have been submitted to, and approved in writing by, the Local Planning Authority. All external lighting must accord with these approved details. Reason: In the interest of neighbour's amenity.

(8) 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, as well as details for the area of retained habitat. It shall provide details of timings for all landscaping and any future maintenance. A native seeding/planting mix should be used in any landscaping of the site to minimise the risk of invasive non-native plants entering the catchment of this location. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. Reason: In the interests of visual and residential amenity and biodiversity

(9) 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) a programme and phasing of construction work
b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
c) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
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 if relevant);
g) provision for storage, collection, and disposal of rubbish from the development during construction period; and
h) measures to prevent mud and dust on the highway during construction
Reason: In the interests of amenity & biodiversity

(10) No development shall start until a scheme of work detailing the extent and type of piling proposed, or written confirmation that no piling is required, has been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details. Reason: To protect the amenities of the occupiers of nearby properties.

(11) The development must accord with the Arboricultural Survey incorporating Tree Survey, Tree Protection Methods and Method Statement prepared by TP Marsh, Arboricultural Consultant. Tree Protection must be addressed as per the Tree Protection Plan enclosed within the report. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(12) No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and a representative from the Local Planning Authority. Work cannot commence until the LPA officer has inspected and approved the proposed tree protection. 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 Implications Assessment and Method Statement will be addressed at this meeting. This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of monitoring and compliance by the pre-appointed tree specialist during construction. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(13) No vegetation clearance shall occur on site during the bird nesting season, between 1st March & 31st August, unless supervised by an appropriately qualified ecologist. Reason: To prevent harm to breeding birds.

(14) No percussive piling or works with heavy machinery (ie: plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor) to be undertaken during the bird overwintering period, October to March inclusive, unless the existing noise level measured from the sensitive receptor already exceeds 69dbAmax; in which case, no such works shall be undertaken during the specified period if the resulting noise level would exceed the existing noise level measured from the sensitive receptor. (Note: the sensitive receptor is the nearest point of the SPA or any SPA supporting habitat, eg: high tide roosting point). Reason: To protect the ecological interests of the designated sites

(15) 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.

(16) 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.

(17) In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, 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 future occupiers of the development.

(18) The development hereby permitted shall not be occupied until the parking area [including the garage] has 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.

(19) No new building or tree planting shall be located over or within 3m of any public sewer or the water course wihtin the site. Reason: To protect the existing drainage system and to allow future maintainance.

(20) Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] [England] Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, E, F, G & H of Part 1 and Classes A & B of Part 14 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 the locality and to maintain a good quality environment.

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 maintainance of a water course or ditch remains the responsibility of the landowner. A riparian land owner has duties to land owners both up and down stream and cannot undertake action that is likely to cause flooding. There, it is the responsibility of each ripiarian landowner to ensure that the drainage ditch/culvert remains clear from debris in order to facilitate the clear passage of water for which the channel was designed.

Note to Applicant: The presence of made ground and / or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the design of the floor construction and the number / location of service penetrations. British standard BS 10175:2001 Investigation of potentially contaminated site - Code of Practice is a useful source of advice on site investigation. Further information and advice about developing contaminated land can be found on the Council's website or by contacting the Council's Environmental Health Team. You should also bring this matter to the attention of the Building Control Officer.

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.



Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)