Development Management
Application No F/15/77712
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22 March 2016

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

Application No. F/15/77712

In pursuance of their powers under the above Act and in accordance with your application received on 7 December 2015, with subsequent amendments dated

22/01/2016

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

Description: Construction of 1no. 3 bedroom single storey detached dwelling with associated parking, landscaping & detached single garage, with altered access from Telegraph Road. Erection of detached single garage & provision of new access from High Street to serve existing dwelling (re-submission)
Site: 84 High Street, West End, Southampton, SO30 3DU

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: LTD (128) 29 Revision A, LTD (141) 3 Revision C, LTD (141) 9 Revision A, LTD (141) 10, TPP-100001 Revision 1 (Tree Protection Plan), TAP-100001 Revision 1. 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) The materials to be used in the construction of the garage for No. 84 High Street shall match as closely as possible in type, colour and texture those used on the existing property. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) No development shall commence in respect of the new dwelling hereby permitted until the parking and turning area to serve No. 84 High Street, as shown on approved drawing LTD (141) 3 Revision C, have been provided. These shall thereafter be kept available and retained for this purpose at all times. Reason: To make adequate provision for off street parking in the interests of highway safety.

(5) No construction work shall start in respect of the new dwelling hereby permitted until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Construction works shall only take place in accordance with the approved method statement which shall include:

a) the location of any temporary site buildings, compounds, and construction material storage areas to be used during construction;
b) the arrangements for deliveries associated with all construction works including the loading and unloading of plant & materials;
c) the parking of vehicles of site operatives and visitors;
d) measures to control the emission of dust and dirt generated by construction works;
e) provision to be made for the storage, collection, and disposal of rubbish from the development during the construction period; and,
f) measures to prevent mud and dust on the highway during construction.

Reason: To limit the impact that the development has on the amenity of the locality.

(6) No development shall start in respect of the dwelling hereby permitted until details and samples of the materials to be used in the construction of its external surfaces 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.

(7) No development shall start in respect of the new dwelling hereby permitted until details of the access from Telegraph Road, including any footway crossing, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved details have been fully implemented. Reason: To ensure satisfactory vehicular access for the development.

(8) The new access from Telegraph Road for the dwelling hereby permitted, shall not be brought into use until the existing site access has been stopped up and abandoned and the footway has been reinstated in accordance with details to be approved by the Local Planning Authority in conjunction with the Highway Authority. Reason: In the interest of highway safety.

(9) The dwelling hereby permitted shall not be occupied until the parking and turning area for it have been provided in accordance with approved drawing LTD (141) 3 Revision C. These shall thereafter be retained and kept available for this purpose at all times. Reason: To make adequate provision for off street parking in the interests of highway safety.

(10) 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 or equivalent 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.

(11) No development shall start in respect of the dwelling hereby permitted until details for the sustainable disposal of surface water and disposal of foul sewerage from the development 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.

(12) No development shall start in respect of the new dwelling until a landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all soft & hard landscaping 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.

(13) For a period of no less than 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 amenities of the locality.

(14) The development must accord with the Arboricultural Implications Assessment and Method Statement (015-AIA-182) produced by Shawyers dated 18th November 2014. Tree Protection must be addressed as per the Tree Protection Plan (TPP-100001) enclosed within the report. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(15) No development shall start in respect of the new dwelling hereby permitted until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and a representative of the Local Planning Authority (LPA). Work shall not commence until the representative of the LPA has inspected and approved the protective fencing and ground protection, ensuring that 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 Implications Assessment and Method Statement will be addressed at the meeting. This condition shall not be discharged until an arboricultural supervision statement, the contents of which are to be discussed and agreed at the pre-commencement meeting, is submitted to and approved in writing by the Local Planning Authority on completion of the development. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(16) No development shall start in respect of the dwelling hereby permitted until details for the treatment of site boundaries have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the

boundary treatments have been provided in accordance with the approved details and these shall be retained thereafter. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(17) The boundary treatment along the rear (western) boundary of the site of the dwelling hereby permitted shall be maintained at a height of no less than 1.8 metres. Reason: In the interests of protecting the amenities of neighbouring residents.

(18) The dwelling hereby approved shall not be occupied until the bin & cycle storage facilities have been provided in accordance with the approved details. These shall thereafter be retained and kept available for this purpose. Reason: To ensure the adequate provision of on site facilities.

(19) 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.

(20) No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction or fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.

(21) 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 A, B, C or E 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 the locality and to maintain a good quality environment.

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 25.NC, 28.ES, 34.ES, 59.BE, 100.T, 101.T, 104.TM, 147.OS, 191.IN.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies DM1, DM2, DM9, DM23, DM24, DM25, DM29, DM32, DM37.

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.

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 who can be contacted on 0845 6035633.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)