Development Management
Application No F/14/74957
Your ref
Please ask for Kitty Budden
Direct dial 023 8068 8266
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail kitty.budden@eastleigh.gov.uk

Mr Jeremy Tyrrell
T2 Architects
The Studio
48 Milverton Road
Winchester
SO22 5AP

29 September 2014

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/14/74957

In pursuance of their powers under the above Act and in accordance with your application received on 16 July 2014

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

Description: Erection of 1 no. 4 bed dwelling and detached garage and associated parking, bike and bin store and amenity space.
Site: 141 Sandy Lane, Fair Oak, Eastleigh, SO50 8GF

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 1213 01, 1213 02, 1213 03, 1213 06, 1213 07, TSP-141sandy001 Rev A. 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 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, emissions and dirt generated by demolition and construction works, with due regard to the details contained in the Best Practise Guidance - The Control of Dust and Emissions from Construction and

Demolition, 2006 [London Authorities] and to include 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) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
d) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
e) the parking of vehicles of site operatives and visitors;
Reason: To limit the impact the development has on the amenity of the locality

(4) No development shall start until details and samples 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.

(5) No development shall start until details for the sustainable disposal of surface water 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 surface water drainage.

(6) No development shall start until details of the access, including any footway and verge 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, unless agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory vehicular access.

(7) 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 the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(8) No development shall start until a Code for Sustainable Homes level 4 interim stage certificate and sustainability report demonstrating how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document ‘Environmentally Sustainable Development’ are to be met have been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document ‘Environmentally Sustainable Development’.

(9) The development shall not be occupied [unless agreed in writing by the Local Planning Authority] until a Code for Sustainable Homes level 4 final stage certificate and sustainability report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document ‘Environmentally Sustainable Development’ have been met have been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document ‘Environmentally Sustainable Development’.

(10) The development must accord with the Arboricultural Impact Appraisal and Method Statement produced by Technical Arboriculture Limited dated June 2014

[Report reference number: AIA/AMS/141sandy/001 Revision A] and the Tree Protection Plan [figure Ref. TSP-141sandy/001 Rev. A]. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(11) Before any equipment, materials or machinery are brought onto the site for the purposes of development, a pre-commencement site meeting between the Tree Officer, Arboricultural Supervisor and Site Manager shall take place to confirm the protection of trees on and adjacent to the site in accordance with Arboricultural Impact Appraisal and Method Statement produced by Technical Arboriculture Limited dated June 2014 [Report reference number: AIA/AMS/141sandy/001 Revision A] and the Tree Protection Plan [figure Ref. TSP-141sandy/001 Rev. A.] The tree protection shall be positioned as shown on the Tree Protection Plan, before any equipment, materials or machinery are brought onto the site for the purposes of the development. The tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority. 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 development. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(12) The local planning authority arboricultural officer shall be notified at least 7 days prior to the installation of the approved cellular confinement system so that arrangements can be made for him to monitor the laying of the cellular confinement system. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(13) No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person qualified in arboriculture, and approved by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The Arboricultural Supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary to ensure compliance with the approved arboricultural method statement [Report reference number: AIA/AMS-KC/141sandy/001 Revision A]. Where a cellular confinement system is specified to protect root protection areas the arboricultural supervisor shall ensure that this is installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of any vehicle movements/use of the proposed access road. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(14) No construction or demolition work must take place except between the hours of 08:00 to 18:00 Mondays to Fridays or 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby properties.

(15) The burning of materials obtained by site clearance or from any other source must not take place without the prior written consent of the local Planning Authority. Reason: To protect the amenities of occupiers of nearby properties.

(16) The development hereby permitted shall not be brought into use until a turning space has been provided within the site to enable vehicles to enter and leave in

forward gear. The turning space shall subsequently be retained and kept available for such purposes at all times. Reason: In the interests of highway safety.

(17) 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.

(18) No additional or altered windows shall be constructed at first floor level of the development hereby approved. Reason: To protect the amenity and privacy of the adjoining residential properties.

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, 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 34.ES 37.ES 59.BE 72.H 147.OS 190.IN 191.IN

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, comprising:
- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014 Policies S1 S2 DM1 DM23 DM24 DM25 DM29 DM32 DM35 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 now 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, HCC call centre number 0845 6035633.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)