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Development Control
Application No C/10/67977
Your ref
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Ms J Gleeson
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London
WC2E 9DS

05 January 2011

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Application No. C/10/67977

In pursuance of their powers under the above Act and in accordance with your application received on 4 October 2010, with subsequent amendments dated

11/11/2010

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

Description: Construction of replacement 2 storey dwelling
Site: 22 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Subject to due compliance with the following conditions:

(1) This planning decision is in accordance with the following plans numbered: LOC 01, CS2-01, CS2-02, CS2-06B, CS2-08, CS2/100, 1212/100A, 1212/101E, 1212/102E, 1212/103E, 1212/104E, 1212/200E, 1212/205A. Reason: To ensure that the development is completed in accordance with the approved plans.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(4) No development shall take place until the applicant has carried out an adequate assessment of the risks, to or arising from, the proposed development, and a report

of this assessment, including recommendations for protection of the development, has been received and approved in writing by the LPA. [British Standard BS10175:2001 'Investigation of potentially contaminated sites - Code of Practice' is a useful source of advice on site investigation] Any recommendations for protection of the development, the remediation scheme, must be supervised by a competent person and a completion certificate provided by that person to the LPA to certify that the works have been implemented in accordance with that scheme.

(5) Developments shall not begin until a scheme of works to deal with dust from site has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall then be implemented and retained to the satisfaction of the local Planning Authority. Reason: To protect the amenity of the occupiers of adjoining properties.

(6) Development shall not begin until a scheme of work detailing the extent and type of piling proposed has been submitted to and approved in writing by the Local Planning Authority. Reason: To protect the amenity of occupiers of adjoining residential properties.

(7) All works, which form part of the scheme recommended in Noise Assessment ref TP/EC11070-003 dated 13th December 2010 and approved by the Local Planning Authority, must be completed before the permitted dwelling is occupied and thereafter retained. Reason: In the interest of residential amenity.

(8) No burning of materials obtained by site clearance or from any other source to take place on this site during the construction and fitting out process without the prior written consent of the Local Planning Authority. Reason: In the interests of amenity.

(9) No construction or demolition work must take place except between the hours 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.

(10) The existing property must be demolished and all resultant materials removed from the site before development pursuant to this permission is commenced. Reason: To protect the amenities of the occupiers of nearby properties.

(11) No additional or altered window shall be constructed in the side or rear elevation of the building hereby permitted without the prior written permission of the Local Planning Authority. Reason: To protect the amenity and privacy of the occupiers of the adjoining property.

(12) The sill level of first floor windows in the rear elevation shall be no less than 1.7m above the internal finished floor level. Reason: To protect the amenity of neighbouring 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, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

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

Eastleigh Borough Local Plan Review 2001-2011, saved Policies. 59.BE, 169.LB, 184.LB
South East Plan

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)