Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70392
Your ref
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Mr P Alldridge
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BH24 3RF

15 May 2012

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

Application No. F/12/70392

In pursuance of their powers under the above Act and in accordance with your application received on 3 March 2012

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

Description: Erection of 1No. 6-bed detached house (Amended design (Plot 3 of planning application F/10/68218))
Site: 54 Merdon Avenue, Chandler's Ford, Eastleigh, SO53 1GF

Subject to due compliance with the following conditions:

(1) This planning decision is in accordance with the following plans numbered: P465/401/2, 2472 TTP Rev.C & P465/301/7. 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, roofing and cladding materials, as well as details of glazing, rainwater goods, fascias and soffits 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 the buildings are satisfactory.

(4) Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of

the development hereby permitted. The approved details shall be fully implemented before the buildings hereby approved are occupied. Reason: To ensure satisfactory provision of foul and surface water drainage.

(5) The privacy screen shown to the side of the first floor rear balcony on approved drawing 'P465/301/7' must be installed prior to occupation of the dwelling hereby approved and retained thereafter. Reason: To protect the amenity of the neighbouring property.

(6) Before the development commences, or by such later date as the Local Planning Authority may determine, a landscape scheme comprising new and retained planting, including at least one tree to replace the protected tree that will be removed, as well as details of hard surfacing and means of enclosure must be submitted to, and approved in writing by the Local Planning Authority. Such a scheme must include a planting specification and schedule, and shall indicate the position, size, number, planting density and species of shrubs and trees. A seed or turf specification must be provided for areas to be grassed. The planting scheme must include details of phasing, timing and provision for management and maintenance during the first five years from the date of planting. Reason: To ensure that the appearance of the development is satisfactory.

(7) The landscape scheme must be completed within 12 months from the completion of the last building shell, or by such later date as the Local Planning Authority may determine. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years must be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Reason: To ensure that the appearance of the development is satisfactory.

(8) Prior to the commencement of development, a bat mitigation strategy shall be submitted to and agreed in writing by the Local Planning Authority detailing the precise locations of each of the types of mitigation measures described in section 6.5 of the Bat Assessment Survey by AEWC Ltd. dated August 2010. Once approved, the development must proceed in accordance with the approved measures. Reason: To enhance biodiversity.

(9) The development hereby approved must accord with the Arboricultural Report prepared by Mark Hinsley Arboricultural Consultants Ltd, dated 2nd April 2012. Protective fencing and ground protection measures must be erected as per the revised Tree Protection Plan, '2472TPP C'. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(10) The access, including any footway crossing and verge crossing, must be constructed in accordance with details to be approved in writing by the Local Planning Authority. This permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A road opening permit should be obtained from Hampshire County Council at Hampshire Highways, Eastleigh Civic Offices, Leigh Road, Eastleigh SO50 9YN. Reason: To provide satisfactory access.

(11) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking and turning of vehicles shall have been made available and surfaced, and the areas must be retained and reserved for that purpose at all times. Reason: In the interests of highway safety/amenity.

(12) Details of Contractor's site hut and parking locations and any areas designated for the storage of building 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. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 site huts and building materials must not be stored elsewhere on the site without the prior written permission of the Local Planning Authority. Reason: To ensure that natural features are not damaged.

(13) 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.

(14) Measures to prevent mud being deposited on the public highway by vehicles leaving the site must be submitted to and approved in writing by the Local Planning Authority. These agreed measures must be implemented in full during the whole of the construction period. No vehicle shall leave the site unless its wheels have been sufficiently cleaned to prevent mud being deposited on the public highway. Reason: In the interests of highway safety.

(15) Prior to the commencement of the development an existing highway condition survey shall be submitted to and approved in writing by the Local Planning Authority. This shall include a report detailing the current condition of roads, verges and footways in the vicinity of the site, a photographic overview of road and footways, a list and photographic record of highway defects, and an estimate of sizes, types and levels of construction traffic expected to service the site during the construction period. Prior to first occupation of the development, a post-development highway condition survey shall be submitted to and approved in writing by the Local Planning Authority. This shall identify any damage to the highway and a list of repairs. The repairs shall be carried out in accordance with details and a timetable to be first agreed in writing by the Local Planning Authority. Reason: To ensure that any damage to the highway during construction is rectified.

(16) Where possible materials from the demolition of the existing dwelling shall be reused on site as part of the development hereby approved. Reason: In the interests of the environment and to limit building waste.

(17) There shall be no driven piling used in the construction of the development hereby approved. Reason: To protect the amenity of occupiers of adjoining residential properties.

(18) 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 Public Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

(19) No burning of materials obtained by site clearance or from any other source is to take place on this site during the construction and fitting out process. Reason: In the interests of amenity.

(20) Prior to occupation of the dwellings hereby permitted, a home buyer's information pack detailing the historic importance of the site shall be submitted to and agreed in writing by the Local Planning Authority. A copy of this agreed document shall then be given to all prospective purchasers of the dwellings. Reason: In order to make new occupiers aware of the historic importance of the site.

(21) The windows at first floor level and above on the north-eastern side elevation of the dwelling hereby approved must be glazed with obscure glass and have no opening parts less that 1.7 metres above the floor level of the room which they serve and must be maintained in that condition. Reason: To preserve the amenity of the adjoining property.

(22) The garage(s) shall not be converted to living accommodation without the prior written permission of the Local Planning Authority. Reason: In order to provide adequate on-site car parking.

(23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the building must not be extended or altered in any way allowed by Classes A, B or C of the order and there shall be no structures erected within the curtilage without the prior written permission of the Local Planning Authority. Reason: To protect preserved trees and in the interests of the amenity of the surrounding area.

(24) The existing hedge along the street frontage of the site must be retained at a height of no less that 1.8 metres. Reason: To retain and protect the appearance and character of the area.

Note to Applicant: Please be aware that Conditions 2, 6, 8, 12, 13, 14, 15 & 16 have already been discharged via the original planning approval F/10/68218.

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 & 181.LB].

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)