EASTLEIGH BOROUGH COUNCIL

Development Management
Application No J/17/80153
Your ref
Please ask for Angela Rainger
Direct dial 023 8068 8258
Hours of work Mon-Fri 9-5
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Michael Van Gass
51 Dundonald Close
Woolston
Southampton
SO19 9TA

06 April 2017

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015

Description: Prior Notification: Single storey rear extension - depth 6 metres, width 5.5 metres, overall height 3.45 metres, eaves height 2.4 metres
Site: 73 Merrieleas Drive, Chandler's Ford, Eastleigh, SO53 2FQ

In pursuance of their powers under the above legislation and in accordance with your application received on 9 March 2017

Eastleigh Borough Council, as Local Planning Authority hereby gives notice that Prior Approval is Granted.

Subject to due compliance with the following conditions:

You are reminded that this decision is subject to the following conditions:

a) The development shall only be carried out in accordance with the application and drawing numbers P001 Rev P2, P002 Rev P3, P003 Rev P3, proposed site plan, existing site plan submitted to the Local Planning Authority on 09 March 2017.

b) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

c) The development must be completed on or before 30 May 2019.

d) You must notify the Local Planning Authority in writing of the completion of the development as soon as reasonably practical after completion. Please use the attached form.

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. (copy attached).

L O'Driscoll

Louise O'Driscoll
Head of Development Management

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (England) Order 2015

NOTIFICATION OF COMPLETION OF PERMITTED DEVELOPMENT

Application Number: J/17/80153
Proposal: Prior Notification: Single storey rear extension - depth 6 metres, width 5.5 metres, overall height 3.45 metres, eaves height 2.4 metres
Site Address: 73 Merrieleas Drive, Chandler's Ford, Eastleigh, SO53 2FQ

I hereby give notice to Eastleigh Borough Council that the permitted development referred to above was completed on ..... [insert date].

Signed:
.....

Date: .....

SOUTHAMPTON CITY COUNCIL

EASTLEIGH BOROUGH COUNCIL

Southampton and Eastleigh Building Control Partnership
Eastleigh Development Control

Considerate Builders Advice Note

Eastleigh Borough Council have recognised that development, whilst essential, is often disruptive to daily life, and are seeking to work with builders and developers throughout the Borough, with the aim of overcoming the most commonly reported problems and concerns.

The Council is encouraging all developers to comply with a Code of Practice to ensure development proceeds without making life unpleasant for those who live and work nearby.

Many councils are operating these schemes and builders have found that observing a council's Code of Practice not only benefits people directly, but also improves the reputation of their businesses.

The Code of Practice for contractors

- Site Managers will be given a copy of this advice note and should be aware of the planning permission's imposed conditions, prior to the commencement of construction activities and must ensure that all site operatives are also familiar with the requirements of the planning permission and the code of practice
- Construction work will not take place on site outside the hours permitted under the planning permission (usually between 8am to 6pm Mondays to Fridays, and 9am to 1pm on Saturdays with no work on Sundays or on recognised Public Holidays)
- If there is no hours condition imposed on the planning permission, every effort should be made to confine work to the hours as above
- Adequate protection to be provided to trees and vegetation on the site
- No on-site burning
- Roads and footpaths to be kept as clean and free from mud as possible, through the use of wheel washing facilities and road-sweeping vehicles
- Contractor's and site operative's vehicles should, wherever possible, be accommodated within the site itself or where this is not possible, vehicles to be parked away from the site so as to avoid congestion on the local road network
- It would be good practice to provide car stickers to identify those vehicles associated with the site should they need to be moved in an emergency
- Vehicle movements should be carried out with due regard to the safety of the general public and site operatives, with use of banksman as necessary ; provide adequate signage ; ensure safe passage for pedestrians giving extra consideration for the disabled and visually impaired providing ramps to footpaths as necessary
- Site to be kept tidy; toilet facilities to be provided; materials and debris to be kept within the site boundaries; measures to be put in place to control dirt and dust; maintain site security fencing

- A pre-construction meeting is recommended with an Officer from the Council's Development Control Unit
- to ensure that a point of contact is made at the earliest possible opportunity
- If possible, inform neighbours, prior to any construction work starting, of the 'appropriate person' who should be contacted in the event of any on-site problems arising
- The display of a communication board at the site throughout the construction period giving details of the 'appropriate person', including their telephone number, and proposed timescales for various stages of the development would also be useful
- Site Manager to be responsible for dealing personally with complaints from the public or local residents and it will be his/her responsibility to try and resolve any complaints as soon as they occur, and thus avoid complaints being made to the Council
- The use of radios on site to be kept to a minimum, and operated in as considerate a manner as possible
- All site operatives should have a respectable standard of dress; work in a courteous manner, and avoid any confrontation with local residents
- Any damage caused to the highway, including the grass verges, to be reinstated as soon as possible

For larger projects consideration could also be given to registering the site with one of the national monitoring schemes for example Considerate Constructors at

www.considerateconstructorsscheme.org.uk