EASTLEIGH BOROUGH COUNCIL

Application	F/17/80448
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon to Fri 8:30am to 5pm
Email	gary.osmond@eastleigh.gov.uk

MR MARK MUDDIMAN
MUDDIMAN BUILDING SERVICES
488 FAIR OAK ROAD
FAIR OAK
EASTLEIGH
SO50 7AL

Friday 11 August 2017

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

Application No. F/17/80448

In pursuance of their powers under the above Act and in accordance with your application received on Friday 23 June 2017 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of 2no. 4 bed dwellings with associated amenity space, parking, landscaping, bin and cycle storage, following demolition of existing bungalow (resubmission of F/16/78661)

Site: 57 UPPER NORTHAM ROAD, HEDGE END, SOUTHAMPTON, SO30 4EA

Subject to due compliance with the following conditions:

1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc 1, 16/UNR/03/B, 16/UNR/04/B, 16/UNR/05/B & 16/UNR/06B. 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 Notwithstanding that shown on the approved plans, 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.

4 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 water calculator, 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 in residential development.

5 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.

6 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 and dirt generated by demolition and construction;
b) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway including vehicle crossovers and grass verges;
d) measures to prevent mud and dust on the highway during demolition and construction; and
e) the parking of vehicles of site operatives and visitors.
Reason: To limit the impact the development has on the amenity of the locality

7 No development shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping including trees and boundary treatment 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.

8 All hard & soft landscaping, tree planting and boundary treatment shall be carried out in accordance with the approved details and to the appropriate British Standard. For a period of 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 amenity of the locality and to safeguard the amenities of neighbouring residents.

9 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.

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

11 The roof lights at first floor level on the eastern and western side elevations of both approved dwellings shall be positioned at least 1.7 metres above the floor level of the room/s in which they are installed. And shall be permanently maintained in that condition. Reason: To protect the amenity and privacy of the adjoining residential properties.

12 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] [England] Order 2015 or any order revoking and re-enacting that Order with or without modification, no development permitted by Classes A & B 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 amenity of the adjoining residential properties.

13 The new access shall not be brought into use until the existing site access has been stopped up and abandoned and the footway/verge/crossing has been reinstated in accordance with details to be approved by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure that there is only one vehicular access to the property and in the interests of visual amenity.

14 The development hereby permitted shall not be occupied until the parking areas have 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.

Note to Applicant: This 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.

Note to Applicant: 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.

Note to Applicant: Please be aware that Conditions 3, 4, 5, 6 & 7 have already been discharged under reference F/16/78661.

Yours faithfully

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Attached Notes