EASTLEIGH BOROUGH COUNCIL

Application	F/17/80457
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MR BEN CHRISTIAN
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Tuesday 14 November 2017

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

Application No. F/17/80457

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 27 April 2017 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of 2no. three bedroom and 3no. four bedroom detached dwellings with associated car parking and landscaping (revised design to F/16/79141)

Site: Land at Glebe Court, Fair Oak, Eastleigh, SO50 7BE

Subject to due compliance with the following conditions:

1 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.

2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 5489/01, 150022/10, 150022/11, 150022/12, 150022/13, 150022/14A, 150022/15, 150022/16, 150022/17A, 150022/18A & 150022/19.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No development shall start until details 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 No development shall start until details for the disposal of foul sewerage 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 foul water drainage.

5 No development shall start until details of a sustainable drainage system which does not involve discharge into the drainage ditch to the northern boundary of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for its implementation and a management/maintenance plan for the lifetime of the development [including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime]. The system shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure satisfactory drainage for the development.

6 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.

7 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.

8 No construction work shall start until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Construction work shall only take place in accordance with the approved method statement which shall include:
a) location of temporary site buildings, compounds, construction material and plant storage areas used during construction;
b) 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];

c) the parking of vehicles of site operatives and visitors;
d) measures to control the emission of dust and dirt generated by demolition and construction;
e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
f) provision for storage, collection, and disposal of rubbish from the development during construction period;
g) measures to prevent mud and dust on the highway during demolition and construction;
h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; and
i) temporary lighting;

Reason: To limit the impact the development has on the amenity of the locality.

9 Before development commences a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority detailing: safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site; and diagrammatic and written details of construction drainage containing three forms of temporary filtration. These agreed details shall then be implemented prior to construction commencing and be retained throughout construction works.

Reason To ensure no impact on the River Itchen SAC from pollution within the construction process.

10 The development must accord with Arboricultural Report “16810-AIA 2” produced by Ecourban. Tree protection must be addressed as per the Tree Protection Plan enclosed within the report. No excavation or development related works shall commence until evidence has been submitted and approved by the Local Planning Authority that the tree protection measures have been installed, as detailed in the Tree Protection Plan. Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. Tree protection measures shall be retained in their approved form for the duration of the work. This condition may only be fully discharged upon completion of the proposed development.

Reason: To retain and protect the existing trees and hedgerow which form an important part of the amenity of the locality.

11 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.

12 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.

13 No driven pilling shall take place on the development hereby permitted.

Reason: To protect the amenity of the occupiers of the nearby dwellings.

14 Prior to the occupation of any dwelling, as built stage SAP data and as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve the following shall be submitted to and approved in writing by the Local Planning Authority: In respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in the 2013 Building Regulations In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To support a comprehensive approach to high quality design across the site; in line with the guidance set out in the Government's Ministerial Statement of 25 March 2015 which states that Local Planning Authorities should, from the date of its publication, take into account the government's intentions in the statement [and not set conditions with requirements above a Code level 4 equivalent.

15 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 houses as a residences.

Reason: To make provision for off street parking for the purpose of highway safety.

16 Any first floor windows on the side elevations of the dwellings hereby approved shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the lower sill of the windows are positioned at least 1.7 metres above the floor of the room in which they are installed, and shall be retained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

17 No additional or altered windows shall be constructed in either side elevation of Plots 1 and 5 of the development hereby approved.

Reason: To protect the amenity and privacy of the adjoining residential properties.

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: 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.

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.

In accordance with Appendix C of the Council's adopted Policy Quality Places SPD, the Council requires developers to meet the cost of bins for general and recycling waste. These must be purchased from Direct Services on 023 80688440.

Yours faithfully

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Attached Notes

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