EASTLEIGH BOROUGH COUNCIL

Application	O/17/80438
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Friday 15 December 2017

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

Application No. O/17/80438

In pursuance of their powers under the above Act and in accordance with your application received on Monday 15 May 2017 the Council, as Local Planning Authority hereby **Grant Outline Permission For** the following :

Description:	Outline: Construction of 4no. dwellings with amended access from Satchell Lane, following demolition of existing dwelling (access only, all other matters reserved)
Site:	Creek Cottage, 58 Satchell Lane, Hamble-Le-Rice, Southampton SO31 4HL

Subject to due compliance with the following conditions:

1 The development hereby permitted shall be implemented in accordance with the following plan numbered: 5628-02AK-001 Rev.A (location and access position only).

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

2 The development hereby permitted shall begin either:
a) No later than the expiration of three years from the date of this permission;
OR
b) No later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

3 No development shall start until details of the:
a) layout of the site;
b) scale of the buildings;
c) external appearance of the buildings; and
d) landscaping of the site,
hereafter called "the reserved matters" have been submitted to and approved in writing by the Local Planning Authority. Application for the approval of the reserved matters shall be made within three years of the date of this permission. The development shall accord with the approved details.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

4 No development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:
a) details and samples of the materials to be used in the construction of the external surfaces of the dwellings and associated outbuildings;
b) the alignment, height and materials of all walls, fences and other means of enclosure;
c) the details and layout of foul sewers;
d) plans including cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land;
e) the provision to be made for external lighting (lighting shall be designed and located to minimise light spillage and avoid impacting on flight corridors used by bats);
f) the provision to be made for the parking of vehicles; and
i) a landscaping scheme to cover all surfacing, trees and planting.
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 limit the impact the development has on the locality and to ensure a high quality scheme.

5 The average footprint of the four resulting dwellings shall not exceed 110 square metres in area (to include any attached/integral garages) and shall be predominantly two storeys in scale with an eaves height no greater than 5.0 metres from ground floor finished floor level.

Reason: To ensure the height and scale of the resulting development is appropriate for the constraints of the site and character of the surrounding area.

6 No development shall start until details of a sustainable drainage system including filtration systems 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 and no impact on the Solent Complex from pollution.

7 Any gates provided shall be set back a minimum distance of 4.5 metres from the back edge of the boundary with the footway.

Reason: In the interests of highway and pedestrian safety.

8 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) a programme and phasing of the demolition and construction work, including roads, landscaping and open space;
b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
c) the arrangements for the routing/turning of lorries and details for construction traffic access to the site;
d) 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;
e) the parking of vehicles of site operatives and visitors;
f) measures to control the emission of dust and dirt generated by demolition and construction;
g) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
h) provision for storage, collection, and disposal of rubbish from the development during construction period;
i) measures to prevent mud and dust on the highway during demolition and construction;
j) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
k) temporary lighting; and
l) protection of pedestrian routes during construction.

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 Solent Complex from pollution within the construction process.

10 No development shall take place, including the demolition of the existing buildings on site, until a bat check of the buildings to be demolished has been carried out and the details have been submitted to an approved in writing by the local planning authority. In the event that signs of bats are found, a mitigation scheme shall also be submitted to and approved in writing by the local planning authority and the demolition and development shall thereafter be carried out in accordance with the approved mitigation scheme.

11 The development must accord with Arboricultural Report "4244-10-17/JC/IMP/10/17" prepared by Mark Hinsley Arboricultural Consultants. Tree Protection must be addressed as per the Tree Protection Plan "4224-10-17" prepared by Mark Hinsley Arboricultural Consultants. No excavation, demolition or development related works shall commence until evidence has been submitted and approved by the LPA that the tree protection measures have been installed, as detailed in the Tree protection Plan and detailed Arboricultural Method Statement. 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, subject to an agreed supervision statements.

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

12 No excavation, demolition or development related works shall take place on site until a detailed Arboricultural Method Statement, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations) has been submitted and approved by the LPA. The approved detailed Method Statement must address the heads of terms supplied within the Arboricultural Assessment and preliminary Method Statement. The detailed Method Statement must be adhered to in full, and may only be modified subject to written agreement from the LPA.

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

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

Reason: To protect the amenity of the occupiers of the nearby dwellings and overwintering/nesting birds.

14 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.

15 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.

16 Prior to the occupation of any building within each individual phase of the development or, in accordance with a timetable to be agreed in writing with the Local Planning Authority, 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.

17 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.

18 The development hereby permitted shall not be brought into use until a minimum of three car parking spaces have been provided within the curtilage of each approve plot, which must thereafter maintained and kept available for this purpose.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

19 The development hereby permitted shall not be brought into use until a turning space has been provided within the site to enable vehicles to enter and leave in forward gear. The turning space shall subsequently be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

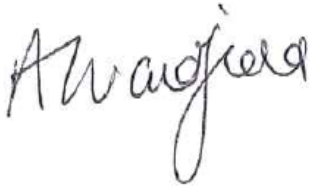
Note to Applicant: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: 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.

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.

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



Andy Grandfield
Lead Specialist for Housing and Development

N.B. See Attached Notes