EASTLEIGH BOROUGH COUNCIL

Application F/22/93033
Please ask for Alex Webb
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Working hours Mon to Fri 8:30am to 5pm
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BY EMAIL

MR JANUSZ SCHRANK
HILLSDALE
HAMBLE LANE
BURSLEDON
SOUTHAMPTON
SO31 8EL

Tuesday 16 August 2022

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

Application No. F/22/93033

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 21 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Replace existing dwelling with 1no. chalet style three-bedroom dwelling on existing footprint.
Site: HILLSDALE, HAMBLE LANE, BURSLEDON, SOUTHAMPTON, SO31 8EL

Subject to due compliance with the following conditions:

1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2201.G.002 P1, 2201.G.003 P1, 2201.G.004 P1, 2201.G.005 P1, 2201.G.006 P1, 2201.G.007 P1, and 2201.G.011 P1

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 The materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form and as set out in the proposed plans (referenced 2201.G.006 and 2201.G.007)

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

4 The recommendations in the Ecological Impact Assessment report by SoEcology (July 2022) should be implemented in full including the installation of a bird box, a bat box, bee bricks and planting as shown on Landscaping Plan 2201.G.011 P1

Reason: To provide ecological enhancements

5 Prior to the occupation of the development, 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 Part L of the Building Regulations. In respect of water consumption, a maximum predicted mains water consumption of 110 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; 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

6 Prior to the occupation of any dwelling hereby approved, evidence that the dwelling complies with Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations for new build residential development (or future equivalent), shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036

7 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.

8 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.

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 and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant:

In accordance with paragraph 38 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.

Yours faithfully

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes