

BY EMAIL

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Application	H/22/93216
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Monday 3 October 2022

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

Application No. H/22/93216

In pursuance of their powers under the above Act and in accordance with your application received on Friday 10 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side extension (amended scheme Z/37380/001/00)
Site: ROSEWOOD, BROOK LANE, BOTLEY, SOUTHAMPTON,
SO30 2ER

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: PL01 and PL02

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

- 3 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) Details of how building materials, fuels and chemicals will be stored and

controlled on-site to avoid pollution and siltation, for example, there will be designated areas on site for storage of construction materials and for refuelling of equipment/machinery, all plant will be fitted with drip trays in order to avoid potential pollution incidents, and spill kits will be made available on site at all times.

(b) Details on the proposed construction methodology including factors such as construction access, methods of construction, timing of the works and working hours. The construction works for this development will be largely restricted to daytime hours.

(c) Industry standard measures to minimise dust, siltation, and soil erosion.

(d) Measures to limit construction noise and vibration.

(e) Safeguarding of wild fauna such as badger by fencing off construction areas with Heras fencing and ensuring that any construction pits are covered overnight, or an escape ramp is provided. Any piping should be capped overnight to prevent animals becoming trapped.

(f) Site induction for workers. This should include reference to the importance of Goulds Copse SINC to local wildlife, with comment to no littering within the SINC, and the use of the proper welfare facilities which will be on the construction site.

(g) Details of protective boundary treatments around the site.

(h) Temporary lighting during the construction phase.

Reason: To limit the impact the development has on the amenity of the locality and surrounding designated countryside and local gap.

- 4 No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved documents 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.

- 5 The garage hereby approved shall not be converted to living accommodation without the prior written permission of the Local Planning Authority.

Reason: In order to provide adequate on-site car parking and reduce pressure for further extension to the property which is set within the designated countryside and local gap.

- 6 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.



Note to Applicant

In accordance with paragraph 38 of the National Planning Policy Framework (J) Borough Council takes a positive approach to the handling of development prop whenever possible, a positive outcome and to ensure all proposals are dealt with

Note to Applicant

In the unlikely event of any bats being found during demolition or construction, al immediately, and Natural England must be informed. Additional information is av Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-bat-found-a-bat-during-works>

Note to Applicant

Biodiversity enhancements have been recommended. Built in bat and swift nest preferred. Swift boxes can be used by other species if swifts are not using them. brushwood piles and planting native species which produce fruit and seeds for p recommended.




Yours faithfully



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes