

MR JULIAN BOSWELL  
CRAFTED ARCHITECTS  
410 THE GRANGE ROMSEY ROAD  
STONYMARSH  
SO51 0AE

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Application    | F/22/93437                                                                           |
| Please ask for | Rachael Morris                                                                       |
| Direct dial    | 023 8068 8463                                                                        |
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Tuesday 1 November 2022

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

Application No. F/22/93437

In pursuance of their powers under the above Act and in accordance with your application received on Monday 8 August 2022 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Demolition of existing bungalow and construction of 1no. five-bedroom 2 storey dwelling with associated landscaping  
**Site:** 6 GROSVENOR ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: D-100 Rev A, D-111 Rev B, D-210, D-220 Rev A, D-240 Rev A, D-310 Rev A, D-420 Rev A, D-520, D-530 Rev A, D-610 Rev A, D-620 Rev A, D-630 Rev A, 220214-J6608, 220627-6GR-TPWP-NB, and 22067-6GR-TSP-NB

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 annotated on the approved plan D-310 Rev A.

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

- 4 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 works, including measures to prevent mud on the highway;
  - b) a scheme for controlling noise and vibration from demolition and construction activities [including details of any 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].

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

- 5 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.

- 6 Prior to the occupation of the approved dwelling, 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 water consumption, a maximum predicted internal 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 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

- 7 Where soils are to be imported to site to make up topsoil or subsoil that these should meet with the approval of the LPA, prior to use on site, so as to ensure that such soils are of suitable quality, and not contaminated such that they give rise to adverse impacts through the creation of pollutant linkages.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

- 8 The development must accord with the arboricultural report dated June 2022 by

A.J.Monk Consulting. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference 220627-6GR-TPWP-NB. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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.

- 9 The recommended biodiversity enhancements (section 4.4.2) in the Preliminary Bat Survey by 4Woods Ecology (June 2022), shall be implemented in full.  
Reason: To ensure biodiversity enhancement

- 10 The first floor windows on the East and West elevations [as marked on the approved plan D-310 rev A] shall be a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the windows shall be permanently maintained in that condition.

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

- 11 The car parking shall be carried out and retained in accordance with plan D-240 Rev A. The garage hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes unless otherwise agreed in writing by the Local Planning Authority.

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

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield  
Executive Head for Planning and Economy

N.B. See Attached Notes