

BY EMAIL

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Application	F/22/93532
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Monday 28 November 2022

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

Application No. F/22/93532

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 20 September 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of Use of Garage/Sales Office to Dwelling (Use Class C3) with vehicular access from Pembers Farm Avenue (access from Mortimers Lane to be stopped up)

Site: PEMBERS HILL FARM, MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7EA

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 plans 210894-1007Rev P06; 210894-3000 RevP01; D2593-FAB01a-XX-DR-L-0391-PL04; 210894-6251-C05. Reason: to comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

- 3 *The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local*

Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 4 The new access shall not be brought into use until the existing site access has been stopped up and abandoned and the new fence installed all in accordance with plan reference 210894 1007 P06.

Reason: To ensure that there is only one vehicular access to the property and in the interests of visual amenity.

- 5 No additional or altered windows shall be constructed at first floor in the north east or north west elevations of the development hereby approved.

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

- 6 Within the first planting season following first occupation of the dwelling unit hereby permit landscaping works shall be carried out in accordance with Landscape Plan reference D2593-FAB-01a-XX-DR-L-0391-PL04. Any plants or trees which die or become diseased within 10 years of planting shall be replaced in accordance with the approved Landscape Plan. Reason: In the interests of visual amenity and biodiversity.

- 7 The development hereby permitted shall not be occupied until the parking area has 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 house as a residence.

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

- 8 The development shall not be occupied until the bin and cycle storage has been constructed in accordance with the approved details and thereafter retained and kept available.

Reason - To ensure the adequate provision of on site facilities.

- 9 Prior to the occupation of the dwelling, an as built stage water calculator confirming the predicted internal mains water consumption to achieve a maximum predicted internal mains water consumption of 110

litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied 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

- 10 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order re-voking or re-enacting that order with or without modification] no development permitted by Part 1 Classes A, B or C of Schedule 2 of the order shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

- 11 The hours of all demolition and construction works shall be restricted to 0800 - 1800 hours Monday to Friday, 0800 - 1300 on Saturday, and at no other time on Sundays, Bank and Public holidays. Reason: To protect the amenities of occupiers of any nearby premises

NOTES TO APPLICANT:

In accordance with 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.

In the unlikely event of any bats being found during the works, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at

<https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Biodiversity enhancements are required. Bat or swift nest boxes may be appropriate.

The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

(<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

Yours faithfully



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes