

BY EMAIL

MR ROBERT RUSHTON
CREATE ARCHITECTURAL & DESIGN SERVICES
LTD
FLAT 17 DOLPHIN COURT
ST HELENS PARADE
SOUTHSEA
PO4 0QL

Application	F/22/93758
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Wednesday 8 February 2023

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

Application No. F/22/93758

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 29 September 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Detached 2.no bedroom bungalow with detached single garage on land to the rear of Antrim
Site: ANTRIM, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: CR-4022-01-PL-01 Rev P3 and CR-4022-01-PL-02 Rev P3

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 to those listed in the Materials Section of the application form.

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

- 4 The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision

Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.

- 5 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.

- 6 Prior to the occupation of the 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 Prior to the first occupation of the approved dwelling, supporting information to confirm the predicted internal mains water consumption will achieve a maximum level of 110 litres/person/day 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 support a comprehensive approach to high quality design across the site and to achieve water efficiency.

- 8 The development shall accord with the submitted Construction Environmental Management Plan, referenced v.4 and CR-4022-01-PL-03 Rev P2.

Reason: To ensure the amenity of local residents is retained

- 9 Biodiversity enhancements as detailed in the Construction Environmental Management Plan (reference v.4) shall be provided prior to occupation.

Reason: To ensure biodiversity enhancement

- 10 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.

- 11 The garage hereby approved shall only be used for the purpose of parking private motor vehicles and in conjunction with the proposed dwelling, hereby approved, and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

Reason: To protect the amenity of the adjoining residential properties and to ensure the adequate provision of on site parking for the purpose of highway safety.

- 12 The ground floor windows on the North elevation [as marked on the approved plan CR-4022-01-PL-01 Rev P3] shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening topligh. Once installed the windows shall be permanently maintained in that condition.

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

- 13 Any permanent fencing that is erected at the property boundaries must have periodic holes (measuring 13cm by 13 cm minimum) at its base.

Reason: To allow the free movement of animals, such as hedgehogs, through the garden and to promote habitat connectivity and extended foraging ranges.

- 14 No vegetation clearance shall occur on site during the bird nesting season (between 1st March and 31st August) unless supervised by an appropriately qualified ecologist. If nesting birds are found, the nest must remain undisturbed with a suitable 5 m buffer and demolition/clearance cannot take place until the young have fledged.

Reason: To prevent harm to breeding birds.

- 15 If hedgehogs are using the site they would be sheltering under dense vegetation or within long grass, dead leaves or piles of dead wood. These areas should be cleared by hand, not using a digger, to allow animals time to escape. Removal of potential habitat must not take place from November through March when animals may be hibernating. No fires can be lit on site.

Reason: To ensure hedgehogs and other species are not harmed during site clearance

Note to applicant: During construction any excavations or open pipes must be covered at night or fitted with a small mammal escape ramp (a rough board slanted at a shallow angle) to prevent hedgehogs from becoming trapped. If hedgehogs are found, they should not be handled but be left to move away on their own to a place of shelter. If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance

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 dark ink, appearing to read "Andy Grandfield", written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes