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Application	F/22/94150
Please ask for	Rachael Morris
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Thursday 23 February 2023

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

Application No. F/22/94150

In pursuance of their powers under the above Act and in accordance with your application received on Monday 14 November 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of an attached end-of-terrace 1.no bedroom dwelling with associated dropped kerb
Site: 20 THE RIDINGS, BISHOPSTOKE, EASTLEIGH, SO50 8PR

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01_C

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the adjoining building.

Reason: To ensure a satisfactory visual relationship between the new development and 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 precautionary method of working for reptiles, common toads, hedgehogs, badgers and nesting birds (PMW 01) submitted and approved shall be accorded with in full. Any excavations or open pipes must either be covered at night or fitted with a small mammal escape ramp (rough slanted board) to avoid animals becoming trapped. Piles of materials that could provide shelter to hedgehogs must be avoided. Materials must be stored on pallets if required to be stored on site.
If hedgehogs are found, they shall not be handled and be left to move away on their own.
Reason: To ensure protection of species on site
- 6 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.
- 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 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.

- 9 Biodiversity enhancements are required to be installed prior to occupation and thereafter retained. These shall include a built-in bat brick/box and a swift nest box. The Bat Conservation Trust recommends installing a bat brick/box at least 4m 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. 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.

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.

Note to Applicant: Subsequent to this planning permission from the Local Planning Authority, permission will be required from HCC as Local Highway Authority to actually undertake the drop kerb vehicle access works. Details of this process can be found via the following

link: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

Additionally, whilst a drop kerb should be kept clear of a vehicle obstruction, it would also be recommended that the applicant has a 'H-Bar Marking' painted across the access to highlight the need to be kept clear. These can be applied for via the following link: <https://www.eastleigh.gov.uk/parking-travel-and-roads/parking/access-markings-and-dropped-kerbs>

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed.

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