

MRS ANNETTE MEAD
WATERS EDGE
LANDS END ROAD
BURSLEDON
SOUTHAMPTON
SO31 8DN

Application	H/22/93920
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
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Friday 3 March 2023

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

Application No. H/22/93920

In pursuance of their powers under the above Act and in accordance with your application received on Friday 7 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of in-ground swimming pool with surrounding terrace and plant cupboard.
Site: WATERS EDGE, LANDS END ROAD, BURSLEDON, SOUTHAMPTON, SO31 8DN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: SC-01, Part 3 , Part 1, BLOC 02 and LOC01

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 No development for the proposed plant cupboard shall commence above existing ground slab level until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 The submitted and approved Construction and Environment Management Plan (referenced March 2023) shall be adhered to in full for the duration of the construction period.
Reason: To ensure protection to the Solent and Southampton Water SPA and Ramsar, Solent Maritime SAC, Solent and Dorset Coast SPA and Lincegrove and Hackett's marshes SSSI
- 5 The submitted and approved Noise Impact Assessment (referenced IMP7311 v2.0) shall be adhered to in full. The external sound level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background sound level by at least 10dBA in order to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Operating hours shall be within 0700 to 2300 hours only.
Reason: To ensure protection of neighbouring amenity
- 6 The submitted and approved Pool Maintenance and Management Plan (referenced March 2023) shall be adhered to in full for the lifetime of the swimming pool.
Reason: To protect Solent designated Habitats sites and the Lincegrove and Hackett's Marshes SSSI as well as to ensure suitable management of the pool water
- 7 The approved terrace shall be no higher than 30cm above the existing floor level.
Reason: To ensure sufficient private amenity is retained by neighbouring properties

Note to applicant: The pool should be covered when not in use. If the pool is left uncovered when not in use wildlife escape ramps should be provided to allow animals to escape if they fall in.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: Environmental permits may be required for the proposals, we therefore strongly recommend that the applicant contacts the Environment Agency at an early stage with regards to obtaining any necessary permits.

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