

MR CHRIS SHIPPERLEY
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Application	F/23/94745
Please ask for	Clare Martin
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Friday 26 May 2023

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

Application No. F/23/94745

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 21 February 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of 1no. 3 bedroom chalet bungalow with parking, amenity space and access off Whalesmead Road
Site: 3 WHALESMEAD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 8HD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 100, 101, 102 & 9687/103
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 development must accord with the arboricultural report reference TR.V1.L.3WR.B.E. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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 Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 4 No development shall start until a detailed surface water drainage plan has been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage system shall be fully installed in accordance with the approved details.

Reason: To provide suitable drainage.

- 5 No development shall start above damp proof course until details and samples 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.

- 6 The development hereby permitted shall not be occupied until all of the biodiversity enhancements listed within the Preliminary Ecological Appraisal, by KJF Consultancy Ltd, have been installed in accordance with the approved details.

Reason: In the interest of biodiversity.

- 7 The development hereby permitted shall not be occupied until the car parking spaces and cycle storage has been provided in accordance with the approved plans and thereafter permanently retained. The car parking spaces shall only be used 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 and promote sustainable transport modes.

- 8 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, appearing to read "Andy Grandfield", written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes

