

Application	DC/22/94083
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MR RANJEET SHAHI
RS STUDIO
DIRECTOR GENERAL'S HOUSE
15 ROCKSTONE PLACE
SOUTHAMPTON
SO15 2EP

Monday 27 March 2023

Dear Mr Shahi,

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

In pursuance of their powers under the above Act and in accordance with your application received on 28 October 2022 and made valid on 20 January 2023, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No:	DC/22/94083
Description:	Discharge of conditions 9 (energy/water consumption), 10 (visibility splays), 11 (cycle/bin storage), 12 (bin storage), 13 (car parking/turning) and 14 (privacy) of planning permission F/20/88246 for erection of 4no three-bed semi-detached dwellings following demolition of existing dwelling
Site:	285 WEST END ROAD, WEST END, SOUTHAMPTON, SO18 3BW

<u>Condition</u>	<u>Details</u>	<u>Compliance and Date</u>
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9	No dwelling on the site shall be first occupied until as-built stage SAP data and an as-built stage water calculator for that dwelling, confirming energy efficiency and the predicted internal mains water consumption, to achieve the following standards shall have been submitted to and approved in writing by the Local Planning Authority: a) in respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in the 2013 Building Regulations, and b) in respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day.	<u>Details approved</u> <u>23/02/2023</u>
10	No dwelling on the site shall be first occupied until the accesses onto West End Road shown on the approved Site Plan have been completed with appropriate verge and footway crossings to the written satisfaction of the Highway Authority and can demonstrate visibility for emerging vehicles of 2.4m back from the carriageway edge for a distance of 43 m in east and west directions. Plan: 1233-DC-05	<u>Details approved</u> <u>01/02/2023</u> These visibility splays shall remain free from obstruction above 1 m in height above the level of the carriageway for the duration of the occupation of the dwellings they serve.
11	No dwelling within the development hereby permitted shall be first occupied until secure and covered storage for 2 bicycles has been provided for it within its plot.	<u>Details approved</u> <u>23/03/2023</u> Such cycle storage shall be retained on the plot for the duration of the occupation of the dwelling.
12	No dwelling within the development hereby permitted shall be first occupied until space for the storage of waste and recycling bins has been provided for it within its plot.	<u>Details approved</u> <u>01/02/2023</u> Such waste/recycling storage shall be retained on the plot for the duration of the occupation of the dwelling.

13	No dwelling within the development hereby permitted shall be first occupied until the vehicle parking spaces and turning areas for it have been provided in accordance with the approved plans. Such parking and turning space shall be retained on or available to the plot for the duration of the occupation of the dwelling.	<u>Details approved</u> <u>01/02/2023</u>
14	The dwellings hereby permitted on plots 2 and 4 shall not be first occupied until the east facing first floor windows of these dwellings have been completed a) in obscured glazing of minimum obscuration of Pilkington level 3 or equivalent, and b) with no opening casements below a level of 1.7 m height measured vertically from the internal floor level of the room the window serves.	<u>Details approved</u> <u>27/03/2023</u> The glazing and opening arrangements of these windows shall be so retained for the duration of the occupation of the dwellings.

Yours faithfully



Andy Grandfield
Executive Head for Planning and Economy