

MR JAMES PORTER  
PORTER ROBSON  
33 LEATHERHEAD GARDENS  
HEDGE END  
SOUTHAMPTON  
SO30 2TY

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Application    | F/22/93356                                                                     |
| Please ask for | Gary Osmond                                                                    |
| Direct dial    | 023 8068 8490                                                                  |
| Working hours  | Mon to Fri 8:30am to 5pm                                                       |
| Email          | <a href="mailto:gary.osmond@eastleigh.gov.uk">gary.osmond@eastleigh.gov.uk</a> |

Thursday 4 May 2023

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

Application No. F/22/93356

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 21 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Construction of 1no. two bedroom detached dwelling and detached carport  
**Site:** 59 POUND ROAD, BURSLEDON, SOUTHAMPTON, SO31 8FF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1029-PRA-NB-00-DR-A-1100-C, 1029-PRA-NB-00-DR-A-1101-C, 1029-PRA-NB-00-DR-A-1111-E, 1029-PRA-NB-00-DR-A-1130-D, 1029-PRA-NB-M1-DR-A-1131-D, 1029-PRA-NB-RF-DR-A-1132-C, 1029-PRA-NB-XX-DR-A-1210-D & 1029-PRA-NB-XX-DR-A-1250-B.

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 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 28(6) of the Wildlife and Countryside Act 1981

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(as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.

- 4 No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
- a) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
  - b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway and shared driveway;
  - c) the parking of vehicles of site operatives and visitors;
  - d) measures to control the emission of dust and dirt generated by demolition and construction;
  - e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
  - f) provision for storage, collection, and disposal of rubbish from the development during construction period;
  - g) measures to prevent mud and dust on the highway during demolition and construction;
  - h) temporary lighting; and
  - i) protection of routes to neighbouring properties during construction.

Reason: To limit the impact the development has on the amenity of the locality

- 5 No development shall start until details of a sustainable drainage system have been submitted to and approved in writing by the local planning authority. The details shall include a timetable for its implementation and a management/ maintenance plan for the lifetime of the development. The system shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure satisfactory drainage for the development.

- 6 No development above damp-proof course level shall start 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.

- 7 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.

- 8 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

Reason: To protect the amenities of the occupiers of nearby properties.

- 9 No development above damp-proof course level shall start until details of the biodiversity enhancement features, which will be incorporated into the new building and/or the surrounding area, 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 maintain and enhance the value of the locality for biodiversity.

- 10 No development above damp-proof course level shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping, including trees and boundary treatment, and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 11 All hard & soft landscaping, tree planting and boundary treatment shall be carried out in accordance with the approved details and to the appropriate British Standard. For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 12 All first floor windows on the side elevations shall either be: obscure glazed to Pilkingtons level 3 or equivalent with no opening parts less than 1.7 metres above the floor level of the rooms they serve; OR  
be positioned with their lower sill at least 1.7 metres above the floor of the room in which they are installed. Once installed the windows shall be permanently maintained in that condition.

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

- 13 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.

- 14 The development hereby approved shall not be occupied until the bin & cycle storage has been constructed in accordance with the approved details and thereafter retained and kept available.

Reason: To ensure the adequate provision of on site facilities.

- 15 The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only 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.

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.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

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](http://www.eastleigh.gov.uk) by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive style with a large, stylized 'A'.

Andy Grandfield  
Executive Head for Planning and Economy

N.B. See Attached Notes