

MR MATTHEW PICKUP
PICKUP TOWN PLANNING
57 SEA VIEW ROAD DRAYTON
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Application	F/23/94930
Please ask for	Alex Webb
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Monday 12 June 2023

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

Application No. F/23/94930

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 23 March 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Conversion of boat storage building to form 1.no one bedroom dwelling including provision of vehicle parking, amenity space and landscaping; cycle and refuse storage facilities, construction of 1.7m high boundary wall and retention of 2m high boundary hedge (Revision of F/22/93701)

Site: Barncroft, Farm Close, Hamble-le-Rice, SO31 4RZ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans referenced: 20-3198-110 Rev P10, 20-3198-111 Rev P9, 20-3198-112 Rev P8, 20-3198-113 Rev P1 & 8371/01

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 commence for a period of at least 21 days from the date of the decision.

Reason: To comply with Section 28I(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 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 existing building, unless otherwise stated on the approved plans.

Reason: To ensure a satisfactory visual relationship between the new development and the existing in order to preserve the character and appearance of the Hamble Conservation Area.

- 5 The development hereby permitted shall not be occupied until a bat box, bird box and hedgehog home have been installed on the site, in accordance with the enhancements section of the Preliminary Ecological Assessment by ecosupport, dated 15th December 2022 unless alternative measures are first agreed in writing by the LPA.

Reason: In the interest of biodiversity

- 6 The development hereby permitted shall not be occupied until evidence that the dwelling has a predicted mains water consumption of no more than 110 litres/person/day has been submitted to and approved in writing by the Local Planning Authority.

Reason: To provide adaptable and sustainable dwellings

- 7 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

- 8 The development hereby permitted shall not be occupied until the parking space, cycle and bin storage and garden has been provided in accordance with the approved plans. The parking area shall thereafter be 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.

- 9 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.

- 10 Any maintenance of vegetation on site must take place outside of the bird nesting season (typically between 1st March and 31st August, dependent on weather). If this is not possible, the area to be cleared must be checked by a suitably qualified ecologist immediately prior to clearance. If any active nests are found, they must be left undisturbed with a suitable buffer (ca. 5m) until nestlings have fledged and left the nest.

Reason: To avoid disturbance of breeding and nesting birds or damage to their nests.

- 11 The existing hedge along the south and east site boundary (as marked on the approved site layout plan drawing 20.3198.112 Rev P7) shall be retained at a height of at least 2m for the life time of the development.

Reason: To protect the privacy and residential amenity of the occupiers of the dwelling and to preserve the character and appearance of Hamble Conservation Area.

- 12 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, B, C, D, E of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.

Reason: To maintain a good quality environment

- 13 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.

- 14 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. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

- 15 Note to Applicant: The applicant would be made aware that any development on any shared boundary would be required to comply with the Party Wall Act (1996): <https://www.legislation.gov.uk/ukpga/1996/40/contents>

Yours faithfully

A handwritten signature in black ink, appearing to read "A Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes