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Application	F/23/94918
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Thursday 3 August 2023

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

Application No. F/23/94918

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 20 April 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Full demolition of 5 bed bungalow to allow a rebuild of a 4 bed chalet bungalow with store and creating a rear extension with 2 dormer windows
Site: VILLA CERVINO, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, LAY001, LAY002, LAY003 Rev 2, LAY004 Rev 02 and LAY005 Rev 02

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 materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full and may only be modified subject to written agreement from the LPA.

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

- 5 No excavation, demolition or development related works shall start on site until a CEMP (construction environmental management plan) outlining methods to protect the watercourse and its bank and surrounding habitats from the development works has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the precautions to protect wildlife detailed within section 6.2.1. of the preliminary ecological assessment, with the following amendments:
- If vegetation or brush piles cannot be cleared outside of bird nesting season, then they must be checked by a suitably qualified ecologist immediately before clearance. If any active nests are found the nest must be protected from disturbance with a 5 m buffer until after the chicks have fledged and left the nest. The CIEEM and RSPB guidance states that netting should only be used under exceptional circumstances and only if all other alternatives have been exhausted. (see article on CIEEM and RSPB advise against netting available at: <https://cieem.net>).
 - Any vegetation/log pile/habitat that could shelter reptiles must also be removed carefully, by hand and outside of the reptile active season and the grass be kept cut short until after construction is completed so that it will not become suitable reptile habitat.
 - A fenced construction exclusion zone and silt fencing (such as hay bales wrapped in terram-type landscaping fabric and pegged down) must be erected before the start of works to prevent runoff and silt from the site from entering the woodland and Spear Pond Gully SINC. Silt fencing must be checked daily by the site manager and replaced immediately if damaged or breached at any time.
 - Re-fuelling of equipment may only be done on absorbent pads, on the drive at the front of the house and away from the slope or the woodland.
 - External lighting should not be used during the construction phase, or if needed to enable works, it must be shielded so that no light enters or shines on the woodland.

The development shall be carried out in accordance with the approved CEMP.

Reason: To avoid damage to habitats on the site.

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.

No construction, demolition or deliveries to the site shall take place during the

demolition and 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.

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

The report recommends installation of at least two bat boxes on retained trees for the previous application, but since the proposal is to rebuild with a 2-storey building, built in bat bricks/boxes are preferred. They do not need maintenance and cannot fall off. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, southeast or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>).

We also recommend the installation of swift bricks or swift nest boxes. These can be used by other birds when swifts are not present. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Southern Water records show an existing foul sewer within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. - The 150 mm public foul sewer requires a clearance of 3 metres on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access. - No development or tree planting should be carried out within 3 metres of the external edge of the public foul sewer without consent from Southern Water. - No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers. - All existing infrastructure should be protected during the course of construction works. Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site

Please refer to the LSBUD Support Page (www.lsbud.co.uk/linesearchbeforeudig-support) for further guidance on the protection of pipelines/electricity infrastructure

Yours faithfully



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes