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Application	F/22/93988
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Tuesday 8 August 2023

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

Application No. F/22/93988

In pursuance of their powers under the above Act and in accordance with your application received on Friday 14 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of existing outbuilding and construction of a single storey 3 bedroomed dwelling with associated parking.
Site: OAK LODGE, BRIDGE ROAD, BURSLEDON

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Site plan 1122 1001
 - Plot 4 As Existing 1122 1002 Rev A
 - Plot 4 As Proposed 1122 1004 Rev A
 - Existing location plan 1122 1005

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The construction and demolition works shall accord with the approved Method Statement under Discharge of Condition application DC/22/92965.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

- 4 The tree protection measures which have been agreed under Discharge of Condition application DC/22/92965 shall be retained for the construction period of the development hereby approved.

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

- 5 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.

- 6 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 properties.

- 7 The development shall accord with the agreed site desk study report, and watching brief under Discharge of Condition application DC/22/92965.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

- 8 The development hereby permitted shall not be occupied / brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 7 that any remediation scheme required and approved under the provisions of condition 7 has been implemented fully in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation). Unless agreed in writing with the Local Planning Authority such verification shall comply with the guidance contained in CLR11 and EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:
 - a) A description of the site and its background, and summary of relevant site information,
 - b) a description of the remediation objectives and remedial works carried out
 - c) verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
 - d) Certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctlyThereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 7.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

- 9 Details of materials, external surfaces, boundary treatments, foul sewers & surface water drains, cross sections to show proposed ground level and relationships, width, alignment, sight lines, lighting and type of construction proposed for roads, footpaths and access, ongoing management and maintenance of roads, footpaths and access, protection of A27 noise, landscaping scheme and details of bin and cycle storage, details of access and visibility splays, shall accord with the approved details under Discharge of Condition application DC/22/92965.

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

- 10 The surface water drainage scheme shall comply with the approved details under Discharge of Condition application DC/22/92965.

Reason: To ensure satisfactory drainage for the development.

- 11 The agreed details under Discharge of Condition application DC/22/92965 in relation to noise (acoustic barrier and noise report) shall be implemented in full prior to first occupation of the development hereby permitted.

Reason: In the interests of occupier amenity.

- 12 Prior to first occupation a site specific landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including biodiversity enhancements, which as a minimum shall include the installation of nesting boxes/ bricks) 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, and maintained thereafter.

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

- 13 For a period of no less than 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 (12).

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

- 14 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.

- 15 Prior to the first occupation the widened driveway, parking provisions, and bicycle and bin storage shall be implemented in accordance with the approved plans and details within DC/22/92965, and thereafter retained for the lifetime of the development.

Reason: To make provision for off street parking for the purpose of highway safety.

- 16 Prior to the first occupation of the approved development, supporting information to confirm the predicted internal mains water consumption will achieve a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To achieve water efficiency requirements in the interest of environmental sustainability, in accordance with Policy DM2 of the Eastleigh Borough Local Plan 2016-2036.

- 17 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking, re-enacting or modifying that Order), no extension or alteration to Plot 4, within Schedule 2, Part 1, Classes A, E and F of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be made except with the prior written consent of the Planning Authority.

Reason: It is considered that the alterations to this dwelling (Plot 4) or installation of hard surfacing of could result in an adverse effect upon nearby veteran trees, and roof alterations/ extensions could have an adverse impact upon neighbouring amenities.

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: <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

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 that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes