

MR IAN KNIGHT
KNIGHT ARCHITECTURAL DESIGN
UNIT 7 THE QUARTERDECK
PORT SOLENT
PORTSMOUTH
PO6 4TP

Application	F/22/93781
Please ask for	Alex Webb
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Thursday 31 August 2023

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

Application No. F/22/93781

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 19 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of the existing main house and replacement 5-Bedroom Dwelling.
Site: HATTS COPSE FARM, BROOK LANE, BOTLEY,
SOUTHAMPTON, SO30 2ER

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: KAD 08 A, KAD 01 A PP Rev F, KAD 04 A PP Rev J and KAD 05 A PP Rev J

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 **No development 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 in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).

- 4 **No development shall start on site until** a Construction Environmental Management Plan has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) The provision of long-term facilities for contractor parking;
 - (b) The arrangements for deliveries associated with all construction works, loading/unloading of plant and materials, and carting away of materials;
 - (c) Location of temporary site compounds, construction material, and plant storage areas;
 - (d) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail;
 - (e) measures to minimise dust, noise and vibration;
 - (f) precautionary working methods to protect badgers, hedgehogs, nesting birds, reptiles and amphibians.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).

- 5 **No development shall start** until a landscape design scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping including trees, boundary treatments, 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 Standards.
- Reason: In the interests of biodiversity, the visual amenity of the locality, to safeguard the amenities of neighbouring residents and to minimise additional load to the surface water drainage system and maintain recharging of ground water to benefit the proposed soft landscape in accordance with policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 6 **Prior to the occupation of the dwelling hereby approved**, evidence that the dwelling complies with Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations for new build residential development (or future equivalent), 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 ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036

- 7 **Prior to the occupation of the dwelling hereby approved**, supporting information to confirm the predicted 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 support a comprehensive approach to high quality design across the site and to achieve water efficiency in accordance with Policy DM2 of the Eastleigh Borough Local Plan (2016 – 2036).

- 8 **The dwelling hereby permitted shall not be occupied** until a swift brick and bat box/brick has been installed on the dwelling
Reason: In the interest of biodiversity in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

Note to Applicant: Any open excavations or pipes will be covered overnight to prevent animals falling in or escape ramps will be provided (slanted rough boards) to allow them to exit on their own.

Building materials and piles of soil must be stored on pallets or kept covered and away from the boundary vegetation to prevent animals sheltering under them.

All vegetation near the building must be kept mowed to a short sward before and during construction to prevent reptiles from using the vegetation as habitat. To avoid disturbance to nesting birds or damage to nests, any works impacting the building, hedgerow or trees must be undertaken outside of the bird nesting season, (March through September depending on weather). If this is not possible, a nesting bird check must be done by a suitably qualified ecologist immediately before demolition and vegetation clearance. Any active nests must be protected from all disturbance by a 5 m buffer and monitored until the chicks have fledged and left the nest.

The trees, hedgerows, ponds, and any suitable habitat for protected and priority species (badgers, reptiles, amphibians, hedgehogs, and nesting birds) must be protected from damage by fencing during the works which must remain in place until all work is completed. This fencing will exclude any vehicles, machinery, and storage of materials from potential habitat areas.

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



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes