

MR ROBERT NARRAMORE
BPS DESIGN CONSULTANTS LTD
SEAFIELDS
DODWELL LANE
BURSLEDON
SOUTHAMPTON
SO31 1DJ

Application	F/23/95415
Please ask for	Summer Sharpe
Direct dial	023 8068 8841
Working hours	Mon to Fri 8:30am to 5pm
Email	summer.sharpe@eastleigh.gov.uk

Tuesday 7 November 2023

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

Application No. F/23/95415

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 13 June 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Conversion of offices into 2no. dwelling houses (Class C3), including associated external alterations and bin and cycle stores.
Site: 107-109 LEIGH ROAD, EASTLEIGH, SO50 9DR

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:
 - Existing Elevations and Plans PL/01
 - Proposed Elevations and Plans PL/02 Rev B
 - Proposed Elevations and Plans PL/03 Rev B

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

- 3 No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:
- (a) Location of construction materials, 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 [including vehicle crossovers and grass verges].
 - (c) The parking of vehicles of site operatives and visitors;
 - (d) A scheme for controlling noise and vibration from demolition and construction activities;
 - (e) Provision for storage, collection, and disposal of rubbish from the development during construction period;
 - (f) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; and
 - (g) protection of pedestrian routes.
- 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.

- 4 No development shall commence until details for the sustainable disposal of surface water from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.

Reason: To ensure satisfactory provision of surface water drainage.

- 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 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.

- 7 No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the Local Planning Authority. The approved documents must be adhered to in full, and may only be modified subject to written agreement from the Local Planning Authority.

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

- 8 No trees within the site shall be felled, uprooted, wilfully damaged, or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees removed without such consent, or which die or become severely damaged or seriously diseased with five years from the completion of the development or from the date of the occupation of the building hereby permitted shall be replaced with trees of similar size and species and shall be planted in the immediate vicinity unless the Local Planning Authority gives its written consent to any variation.

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

- 9 Prior to first occupation a 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 boundary treatments, and 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. For a period of 5 years after planting, any trees of 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.

- 10 Prior to first occupation, details of measures to protect future occupiers of the development from noise and air pollution associated with Leigh Road have been submitted to, agreed in writing by the Local Planning Authority and implemented. These agreed and implemented measures shall then be retained in full working order throughout the lifetime of the development.

Reason: The application site falls within the Eastleigh Air Quality Management Area and is subject to significant levels of noise and air pollution.

- 11 Prior to first use of the development hereby permitted, the redundant element of the existing access from the site to Nutbeem Road shall be permanently stopped up and effectively closed with the footway provided reinstated, in accordance with the details which have been submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety.

- 12 Prior to first occupation, the vehicle parking, bin and cycle storage shall be provided in accordance with the approved plans and thereafter permanently retained.

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

- 13 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.

- 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 The materials to be used must match as closely as possible, in type, colour and texture to those of the host building, and as shown on approved plans referenced "Proposed Elevations and Plans PL/03 Rev B".

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

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

Note to Applicant: Subsequent to any planning permission, further permission will be required from Hampshire County Council to undertake the vehicle crossover/ drop kerb works on the highway. Details can be found on the following link: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (September 2023), 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, appearing to read "N. Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager

N.B. See Attached Notes