

MR CRAIG ROPPOLO
12 SPRINGFIELD DRIVE
TOTTON
SOUTHAMPTON
HAMPSHIRE
SO40 2QS

Application	X/23/96098
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
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Tuesday 14 November 2023

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

Application No. X/23/96098

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 5 October 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Variation of condition 1 (plans) of planning permission F/22/93033 to replace existing dwelling with 1no. chalet style three-bedroom dwelling on existing footprint. Variation comprises alterations to dwelling's ground floor windows and alterations to siting and roof design of the garage.

Site: SITE OF HILLSDALE, HAMBLE LANE, BURSLEDON

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC01, BLOC01, 2201.G.002revP1, 2201.G.008revP1, 2201.G.009revP1, DRWG01-01/23D, DRWG04-01/23F, DRWG06-01/23C
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall comprise zinc on the roof and dormer windows and bricks on the walls. The bricks shall match in type, colour and texture those used on the adjoining properties.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 3 The development hereby permitted shall not be brought into use until a revised landscaping scheme, with the amended garage position, has been submitted to and approved in writing by the Local Planning Authority and implemented in full. The development hereby permitted shall not be brought into use until the recommendations within the Ecological Impact Assessment report by SoEcology, dated July 2022, (as submitted under planning permission F/22/93033) have been implemented in full .

Reason: To provide ecological enhancements

- 4 Prior to the occupation of the development, an as built stage water calculator confirming a maximum predicted internal mains water consumption 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; in line with the guidance set out in the Government's Ministerial Statement of 25 March 2015 which states that Local Planning Authorities should, from the date of its publication, take into account the government's intentions in the statement

- 5 Prior to the occupation of any 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

- 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 dwellings.

- 7 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.

Note to applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on

the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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 that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes