

MR ALAN MACLEAN
ACM ARCHITECTS LTD
3 ASH ROAD
ASHURST
SOUTHAMPTON
SO40 7AT

Application	F/23/95453
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

Thursday 14 December 2023

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

Application No. F/23/95453

In pursuance of their powers under the above Act and in accordance with your application received on Monday 19 June 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Replacement dwelling
Site: SITE OF RAMCREST, LOWFORD HILL, 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:
 - Proposed Location and Block Plans 2020-05-01A
 - Proposed Lower Ground & Ground Floor Plans 2020-05-02A
 - Proposed First & Second Floor Plans 2020-05-03A
 - Proposed Elevations 1 2020-05-04A
 - Proposed Elevations 2 2020-01-05A
 - Proposed Site Sections 2020 05-10A

- Proposed Site Plan 2005-05-06B
- Existing Elevations 2005-01-06
- Existing Floor Plans 2005-01-07

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

- 3 Prior to any further works commencing on site/ any implementation of this permission, a Construction Environmental Management Plan (CEMP) shall be 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 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
- 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 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.

- 5 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.

- 6 The recommendations for biodiversity enhancement set out within the 'Biodiversity Statement 2020-BD03' and precautionary vegetation clearance, lighting, eradication of invasive species set out within Section 5 of the 'Preliminary Roost Assessment Report (April 2021)' shall be implemented in full

prior to commencement of the development and shall be adhered to during the construction phase with the enhancement measures being incorporated in full before development is occupied.

Reason: In the interests of protection of wildlife and supporting habitat.

- 7 Prior to first use of the approved balcony, the 2no. privacy screens (east and west) shown on approved plans Proposed Elevations 1 2020-05-04A and Proposed Elevations 2 2020-01-05A shall be installed. The privacy screens shall remain in situ for lifetime of the balcony.

Reason: In the interests of protecting the neighbouring amenities.

- 8 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.

- 9 The materials to be used must match as closely as possible, in type, colour and texture those listed within the application form.

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

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development permitted by Classes A, AA, B, C, E, F, G & H of Part 1, Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect amenities of the neighbouring properties and the character of the locality.

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