

MR CHRIS SHIPPERLEY
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Application	F/23/96357
Please ask for	Clare Martin
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Thursday 21 December 2023

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

Application No. F/23/96357

In pursuance of their powers under the above Act and in accordance with your application received on Friday 3 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of 1no. bungalow with parking, amenity space and access off Whalesmead Road (amended scheme to planning permission F/23/94745)
Site:	3 WHALESMEAD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 8HD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 9687 / 300, 9687 / 301, 9687 / 302 and 9687 / 303.
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 The development must accord with the arboricultural report reference TR.V1.L.3WR.B.E. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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.
- 4 The development shall be carried out in accordance with the following documents approved under discharge of condition application DC/23/96108:
- Foul and Surface Drainage Report by cgs civils dated 29th September 2023 (reference C2802revP)
 - Drainage Layout (plan no:101)
 - Construction Details (plan no:301)
 - Impermeable areas and overland flow route (plan no:201)
 - Maintenance Schedule by cgs civils dated 29th September 2023 (reference C2802revP)
- Reason: To ensure satisfactory drainage
- 5 Unless otherwise agreed in writing by the Local Planning Authority the external materials used in the development shall comprise:
Bricks – Weinerberger Sunset Red
Tiles – Redland Concrete Roof Tile in Farmhouse Red
Hard Standing – Pavesett Silver- Tumbled Concrete Block Paving
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.
- 6 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.

- 7 The development hereby permitted shall not be occupied until all of the biodiversity enhancements listed within the Preliminary Ecological Appraisal, by KJF Consultancy Ltd, have been installed in accordance with the approved details.
Reason: In the interest of biodiversity.

- 8 The development hereby permitted shall not be occupied until the car parking spaces and cycle storage has been provided in accordance with the approved plans and thereafter thereafter permanently retained. The car parking spaces shall only be used for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence.
Reason: To make provision for off street parking for the purpose of highway safety and promote sustainable transport modes.

- 9 The development hereby permitted shall not commence until 10th January 2024.
Reason: To allow the completion of the 21 day notification period to Natural England.

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes