

TOLDFIELD ARCHITECTS LTD
5 FREEMANTLE BUSINESS CENTRE 152
MILLBROOK ROAD EAST
FREEMANTLE
SOUTHAMPTON
SO15 1JR

Application	F/23/96301
Please ask for	Gary Osmond
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Thursday 4 January 2024

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

Application No. F/23/96301

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 1 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of a two storey 5x bedroom house with integral garage, first floor roof terraces and landscape alterations, following demolition of existing dwelling, as per details of the previously approved Householders Planning Application H/23/94973.
Site:	18 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 221202-P01, 221202-P02, 221202-P03, 221202-P04, 221202-P05, 221202-P06, 221202-P07, 221202-P08, 221202-P09, 221202-P10, 221202-P13, 221202-P14, 221202-P15, 221202-P16, 221202-P17, 221202-P18, 221202-P19, 221202-P20 & 221202-P21.
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 above damp-proof course level shall start until details (and samples where requested) of the following have been submitted to and approved in writing by the Local Planning Authority:
- a) details of the proposed parapet wall coping and glazing;
 - b) details of rainwater goods and downpipes;
 - c) details of glazing to be used including window frame colour;
 - d) details of the colour and opacity of roof terrace privacy screens;
 - e) details of proposed boundary treatments including the alignment, height and materials of all walls, fences and other means of enclosure; and
 - f) the provision to be made for external lighting.
- The development shall not be occupied until the approved details have been fully implemented unless agreed in writing by the Local Planning Authority.
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.
- 4 No development shall start 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 proposals shall be in line with the drainage strategy submitted in support of the planning application. The development shall then accord with the approved details.
Reason: To ensure satisfactory provision of surface water drainage.
- 5 No site preparation, demolition or internal strip-out shall commence until a detailed drawn and photographic survey and record of the existing dwelling has been submitted to and approved in writing by the Local Planning Authority.
Reason: To provide a record of the original building for the benefit of future scholars.
- 6 No construction or demolition work shall start until a Construction Environment Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
- a) a programme and phasing of the demolition and construction work;
 - b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - c) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
 - d) 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].
 - e) the parking of vehicles of site operatives and visitors;
 - f) measures to control the emission of dust and dirt generated by demolition and construction;
 - g) a scheme for controlling noise and vibration from demolition and construction

activities (to include piling);

h) provision for storage, collection, and disposal of rubbish from the development during construction period;

i) measures to prevent mud and dust on the highway during demolition and construction;

j) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; and

k) temporary lighting.

Reason: To limit the impact the development has on the amenity of the locality

- 7 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 Public Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 8 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.

- 9 No development above damp-proof course level shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping, including trees and 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 Standard.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 10 For a period of no less than 5 years after planting, any trees or 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 amenities of the locality.

- 11 The development hereby approved shall not be brought into use until the roof terrace screening shown on the approved drawings has been installed. The height of the screens must be at least 1.8 metres above the floor level of the terraces and once installed shall remain in place for the lifetime of the development.

Reason: To safeguard the amenity of the neighbouring residents.

- 12 All first floor windows on the eastern and southern elevations [as marked on the approved plan] shall be obscure glazed to Pilkingtons level 3 or equivalent with

no opening parts less than 1.7 metres above the floor level of the rooms which they serve. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 13 The development hereby permitted shall not be occupied until the parking areas have been provided in accordance with the approved plans and thereafter permanently retained and used only 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.

- 14 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.
Reason: To protect the amenities of the locality and to maintain a good quality environment.

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.

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, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager
N.B. See Attached Notes