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Application	F/23/96117
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Thursday 25 January 2024

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

Application No. F/23/96117

In pursuance of their powers under the above Act and in accordance with your application received on Friday 6 October 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed 3 bedroom two storey detached dwelling with associated parking and access alterations, following removal of existing outbuildings.
Site: 71 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2ES

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 New Dwelling & Site Layout 458_03_A
 - Street Scene, Site & Location Plans 458_04_A

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

- 3 No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) A programme of and phasing of demolition (if any – which shall be undertaken by a specialist contractor, whereby if asbestos is found it shall be managed in accordance with ‘Control of Asbestos Regulations CAR 2012’) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process
 - (i) Details of noise mitigation measures
 - (j) Precautionary working methods (to protect hedgehogs and amphibians)
- 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 and the disposal of foul sewerage 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 foul and 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 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.

- 7 No deliveries to the site shall take place during the term time of Botley C of E Primary School, except between the hours of 0900 to 1430 and 1600 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 and school.

- 8 No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight splays are provided by the reduction of any fence, wall or landscaping on the overall site fronting High Street (in the area contained between the carriageway and the dwelling line) being kept free of any obstruction exceeding 0.6 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety.

- 9 A contaminated land watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by the Local Planning Authority (LPA) prior to completion. This shall include: the outcome of the watching brief, and confirmation that any excavated soils have been appropriately disposed of. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011 and CLR11. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015, Claire RB17 and CIRIA C665.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

- 10 Any imported soils required for the development should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 11 Before use of the development is commenced the existing redundant sections of access(es) from the site to High Street shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason: In the interests of highway safety.

- 12 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 (which shall not exceed 0.6m where fronting High Street), and biodiversity enhancements) 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.

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

- 13 Prior to development above damp proof course (DPC), details of measures to protect future occupiers of the development from noise and air pollution associated with High Street have been submitted to, and agreed in writing by the Local Planning Authority. The agreed measures shall then be implemented and retained in full working order throughout the lifetime of the development.

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

- 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 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.

- 16 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.

- 17 Prior to development above DPC, details (and samples where requested) of the materials to be used in the construction of the external surfaces (including rainwater goods) of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 18 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.

- 19 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 Class A, of Part 2 Schedule 2 of the Order shall be carried out forward of the principal elevation, without the prior written consent of the Local Planning Authority.

Reason: To ensure that any boundary treatment fronting High Street is of an appropriate height to not have an adverse impact upon highways safety.

- 20 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 (December 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