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AL ARCHITECTURE & DESIGN
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Application	F/23/96419
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Thursday 8 February 2024

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

Application No. F/23/96419

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 21 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of 1.no 3-bedroom dwelling with associated parking, bin/bike storage & boundary treatments.
Site: WEST END COTTAGE, SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO18 3HT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered : 109.SU.LOC Rev A, 109.SU.BLOCK Rev A, 109.PL.BLOCK Rev A, 109.PL.SITEL Rev A, 109.PL.SITEP Rev A, 109.SU.SITE Rev A, 109.PL.001 Rev A, 109.PL.002 Rev A, and 109.PL.003

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 shall commence on site until a Construction Environmental Method Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:
- a) A programme of and phasing of demolition (if any) and construction work;
 - b) Provision of long term facilities for contractor parking and parking of vehicles of site operatives and visitors;
 - c) Access and egress for plant and machinery;
 - d) Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
 - e) 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];
 - f) The arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
 - 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) 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;
 - j) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - k) Details of any temporary lighting to be designed in accordance with best practice;
 - l) Methods and phasing of construction works;
 - m) Protection of pedestrian routes during construction;
 - n) how complaints about harm or adverse impact to amenity will be received and considered.
- 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 excavation, demolition or development related works shall take place on site until an arboricultural method statement and a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved documents must be adhered to in full, and may only be modified subject to written agreement from the LPA.

Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

- 5 Prior to the commencement of development, details of the proposed means of foul sewerage and surface water disposal shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with Southern Water. This shall be in broad accordance with the submitted Surface Water Plan (109.PL.SITEP Rev A)

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 6 No development shall start above Damp-Proof Course (DPC) until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been 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.

- 7 Prior to the first occupation of the approved dwelling, 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 support a comprehensive approach to high quality design across the site and to achieve water efficiency.

- 8 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.

- 9 Prior to the occupation of the 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.

- 10 Prior to first occupation, the vehicle parking as shown on plans referenced 109.PL.SITEL Rev A shall be implemented and thereafter retained for the lifetime of the development.
Reason: To make provision for off street parking for the purpose of highway safety
- 11 Prior to first occupation, details of the bin storage shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented in full within 1 month of occupation and retained for the lifetime of the development.
Reason: To make provision for off street parking for the purpose 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) 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 The approved biodiversity enhancements as shown in plans 109.PL.001 Rev A and 109.PL.SITEP Rev A shall be implemented in full prior to the first occupation of the dwelling.
Reason: To ensure biodiversity enhancements are provided in accordance with policy DM11 of the Eastleigh Borough Local Plan (2016-2036)
- 14 Any vehicular gates provided shall be set back a distance of at least 6.0m from the back edge of the adjacent pedestrian/cycleway carriageway.
Reason: In the interests of highway safety
- 15 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.

- 16 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.

- 17 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: Whilst the drop kerb vehicle crossover access is existing, it would be suggested that the applicants investigate the potential for 'Keep Clear' markings to be placed on the northern side of Swaything Road. At present, if there is a queue of vehicles heading eastbound towards the roundabout, a vehicle wishing to turn right into site could be held up and cause a following queue.

Whilst infrequent, appropriate signage could help prevent this. It would be suggested that the applicant contacts the HCC Traffic Management Team to investigate the potential for this. They can be contacted by emailing - traffic.management@hants.gov.uk

Note to Applicant: Vegetation clearance and existing outbuilding demolition shall be undertaken outside the bird nesting season (ie between Sept-end Feb) unless otherwise thoroughly checked by a qualified ecologist within 24 hours before the start of work. If there are any active nests, a 5 m buffer shall be erected to protect the nest from disturbance until the young have fledged and left the nest.

Note to Applicant: Any new closed board fencing should have hedgehog holes (15 x 15 cm minimum) cut into the base boards to allow free passage of small mammals through the gardens.

Note to Applicant: Any excavations and open pipes must be covered at night or fitted with a slanted rough board as a small mammal escape ramp.

Note to Applicant: No excavation, mounding or tree planting should be carried out within 7 metres, and no soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres, of the external edge of the 400 mm diameter water trunk main without the consent from Southern Water

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (Dec 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