

PHILIP LAURENSEN
ADP CHARTERED ARCHITECTS LTD
RICHMOND COURT
94 BOTLEY ROAD
PARK GATE
SOUTHAMPTON
SO31 1BA

Application	F/23/96022
Please ask for	Clare Martin
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Thursday 7 March 2024

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

Application No. F/23/96022

In pursuance of their powers under the above Act and in accordance with your application received on Friday 15 September 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of 1no. two storey detached dwelling and garage within rear garden
Site: 25 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2027-L01A, 2027-02A, 2027-03A & 2027-01B.
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 construction or demolition work shall start until a 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:
1. the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials
 2. the parking of vehicles of site operatives and visitors;
 3. Measures to control the emission of dust and dirt generated by demolition and construction works;
 4. a scheme for controlling noise from construction activities

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

- 4 No excavation, demolition or development related works shall start until a scaled and referenced tree protection plan, detailing the individual tree removals and proposed protection methods, has been submitted to and approved in writing by the Local Planning Authority. The tree protection plan shall accord with British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), shall be adhered to in full, 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.

- 5 No development shall commence until the access gate on the site boundary with the High Street has been removed or set in a minimum of 8m from the highway edge.

Reason: In the interest of highway safety.

- 6 No development, above damp-proof course, shall start until details and samples 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 high-quality visual appearance in the interests of preserving the heritage assets.

- 7 No development, above damp-proof course, shall start until details of the boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment along the eastern boundary with the adjacent commercial site shall be to a height of no less than 2m from ground level and a minimum surface density of 10kg/m². The development shall not be occupied until the boundary treatment has been installed in accordance with the approved details.

Reason: To ensure a high-quality visual appearance in the interests of preserving the heritage assets and to protect the amenity of the residents of the new dwelling.

- 8 No development, above damp-proof course, shall start until a landscaping & tree planting plan and tree planting methodology (in accordance with the Council's Trees and Development Supplementary Planning Document) has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping & tree planting shall be carried out in the first planting season following occupation of the development to British Standard 8545:2014 and maintained thereafter. For a period of no less than 10 years after planting, any trees which are removed, die or become seriously damaged shall be replaced as soon as reasonably practicable with others of the same species, size and number as originally approved.

Reason: To provide a good quality setting for the new development and existing heritage assets.

- 9 No development, above damp-proof course, shall start until a plan showing the location of the biodiversity enhancements (as outlined within the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment by Arbtech dated May 2023) has been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall also include hedgehog holes (a minimum of 13cm by 13cm) in the base boards of any fences. The development shall not be occupied until all the biodiversity enhancements have been installed in accordance with the approved details and thereafter retained.

Reason: To provide a biodiversity net gain.

- 10 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.

- 11 The development hereby permitted shall not be occupied until supporting information to confirm the predicted internal mains water consumption will

achieve a maximum level of 110 litres/person/day has been 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.

- 12 The development hereby permitted shall not be occupied until 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), has been 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.

- 13 The development hereby permitted shall not be occupied until the drainage system has been installed in accordance with the approved drainage details by Aqua Callidus (referenced 23066, dated 10th August 2023). The drainage system shall thereafter be retained in good working order.

Reason: To provide a sustainable drainage system.

- 14 The development hereby permitted shall not be occupied until the garage and vehicle parking area (as shown on the approved site plan 2027-01RevB) has been implemented and thereafter retained for the lifetime of the development.

Reason: To make provision for off street parking for the purpose of highway safety.

- 15 The development hereby permitted shall be carried out in accordance with the noise impact assessment by Airtight & noise check limited (reference 1446-4141, dated 13th December 2024) including the specifications given within the report for glazing, ventilators and trickle vents.

Reason: To protect the amenity of the residents of the new dwelling

- 16 The development shall be carried out in accordance with the pre-cautionary working method statement for reptiles, amphibians, hedgehogs, invertebrates and nesting birds set out within Table 7 of the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment by Arbtech (May 2023).

Reason: To protect ecology.

- 17 Space for the passing of two vehicles shall be provided at the site access (to the western side of the building at 25 High Street) and kept available for this purpose in perpetuity.

Reason: In the interest of highway safety.

- 18 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 Bank Holidays.

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

- 19 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.

- 20 In the event that previously unidentified contamination is found when carrying out the approved development it must be immediately reported to the Environmental Health Unit. 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, the development shall not be brought into use until a completion certificate for the remediation work has been submitted to and approved in writing by the Local Planning Authority.

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

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.

Note to Applicant:

- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>
- New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk). Light spill must be avoided onto potential bat roost features on the existing buildings.

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