

MR MATTHEW HOLMES
SPRUCE TOWN PLANNING LTD
OFFICE 9 FLEMING COURT BUSINESS CENTRE
LEIGH ROAD
EASTLEIGH
HAMPSHIRE
SO50 9PD

Application	F/23/96368
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
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Wednesday 13 March 2024

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

Application No. F/23/96368

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

Description: Two storey rear extension and part conversion of building to create 1no. one bed and 2no. two bed flats with associated cycle parking and landscaping. The first floor office at the front of the building is to be retained within this application.

Site: 59 LEIGH ROAD, EASTLEIGH, SO50 9DF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P01, P02revB, P03revA, P04revA, P05revB, P06revA, P07, P08 & P09
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 until a detailed noise mitigation scheme to address noise arising from the adjacent nursery on the occupants of the approved residential development has been submitted to and approved in writing by the Local Planning Authority. The noise mitigation scheme shall achieve the standards given in the approved report by Impact Acoustics, referenced: IMP7275-3. The development shall not be occupied until the noise mitigation measures (as approved in writing by the Local Planning Authority) have been fully installed and written verification provided to the Local Planning Authority confirming compliance with the approved standards. The approved noise mitigation measures shall thereafter be retained.
Reason: To protect the amenity of the approved residential development.
- 4 No development shall commence until a scheme for the ventilation of habitable rooms (so as to achieve the internal noise standards of the Local Plan), has been submitted to and approved by the Local Planning Authority. The development shall not be occupied until the approved ventilation scheme has been implemented and thereafter maintained.
Reason: To protect the amenity of the approved residential development.
- 5 No development, including demolition, shall take place until the following has been submitted to, and approved in writing by the Local Planning Authority:
 - a) Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land
 - b) A site investigation report, documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study
 - c) A detailed site specific scheme for remedial works, and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed, and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.Investigations, assessments and reports are to be undertaken by a competent person and should comply with UK Land contamination risk management (LCRM) national guidance, including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665 unless otherwise agreed with the Local Planning Authority.
Reason: To protect the residential development from ground contamination.
- 6 The development hereby permitted shall not be occupied until there has been submitted to the Local Planning Authority verification by the competent person

approved under the provisions of condition 5(c) that any remediation scheme required and approved under the provisions of condition 5(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation). Unless agreed in writing with the Local Planning Authority such verification shall accord with UK Land contamination risk management (LCRM) national guidance, and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information,
- b. a description of the remediation objectives and remedial works carried out
- c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
- d. Certificates demonstrating that imported and / or material left in situ is free from contamination, and gas / vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 5(c).

Reason: To protect the residential development from ground contamination.

- 7 No development, above damp proof course, shall commence until details of the cycle and bin storage, tree planting, boundary treatment and external surfacing has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved details have been installed on site and thereafter retained.

Reason: In the interests of amenity and promoting sustainable development.

- 8 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 9 The proposed windows on the north eastern side elevation and the proposed first floor windows on the south western side elevation (as marked on the approved plans shall be positioned at least 1.7 metres above the floor of the room in which they are installed and thereafter permanently maintained in that condition. No new windows shall be installed on the north eastern side elevation or first floor windows on the south western side elevation unless they are:
- a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR

b) positioned at least 1.7 metres above the floor of the room in which they are installed.

Reason: To protect the privacy of the adjoining properties.

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 contacted. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

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