

Appeal By: Mr N Sansome
Appeal No: APP/W1715/W/23/3330250
Application No: F/23/95162
Description: Change of use of existing detached garage to create 1no. 1 bedroom detached dwelling, addition of porch canopy and insertion of 2no. rooflights, with associated off street parking (amended scheme to previously refused application F/18/83185)
Site: 63 CHALVINGTON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3DY

Appendix A – Suggested Conditions

The development hereby permitted shall be implemented in accordance with the following plans referenced: 446_02_A, 446_03_A & 446_04.

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

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.

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 appearance in the interest of the amenities of the area.

No development shall start until a detailed landscaping scheme (based on approved plan 446_02_A) has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out before the end of the first planting season following completion of the development in accordance with the approved plans and to the appropriate British Standard. 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.

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

The development hereby permitted shall not be occupied until two car parking spaces, cycle storage and bin storage (as shown on approved plan 446_02_A) have been installed in accordance with the approved details and thereafter retained.

Reason: To provide parking and bin/ cycle storage

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 and evidence demonstrating that the mitigation has been implemented in full. 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.

Reason: To mitigate the recreational disturbance and 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.

The first floor windows on the western side elevation shall be obscure glazed and thereafter maintained in that condition.

Reason: To protect the privacy of the adjoining residential property.