

MR NATHAN TURNER
2 WESSEX BUSINESS PARK
COLDEN COMMON
WINCHESTER
SO21 1WP

Application	X/24/97195
Please ask for	Clare Martin
Direct dial	023 8068 8256
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Thursday 9 May 2024

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

Application No. X/24/97195

In pursuance of their powers under the above Act and in accordance with your application received on Monday 8 April 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Variation of condition 11 (parking provision) of planning permission F/21/92125 for the construction of a replacement four-bedroom dwelling to provide three spaces on the driveway and allow the garage to be used as incidental to the dwellinghouse.

Site: 185 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: DLP001, RG01-900-1st, RG-1000-1st, RG-1001-1st & RG-1003-1st.

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

- 2 The development shall be carried out in accordance with the approved Construction Environmental Management Plan, by Gilling Planning, dated April 2022.

Reason: To limit the impact the development has on the locality.

- 3 The development shall be carried out in accordance with the approved flood risk and drainage assessment produced by GW ground & water, ref GWPR4174/FRA/April2021, and the mitigation measures shall be put in place before the development is occupied and thereafter retained in their approved form.

Reason: To reduce the risk of flooding to the proposed development and future occupants

- 4 Construction of the first floor of the dwelling shall not commence until a sustainable drainage system for water draining from the driveway has been submitted to and approved in writing by the Local Planning Authority and thereafter installed in accordance with the approved details.

Reason: To ensure satisfactory drainage for the development.

- 5 Construction of the first floor of the dwelling shall not commence until a scheme of ecological enhancements has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of appropriate bird and bat habitats, including bat bricks and/or bat tiles, and swallow terraces and/or swift bricks to be installed within the fabric of the dwelling. The approved scheme shall be fully implemented before the dwelling is first occupied and shall thereafter be retained in accordance with the approved scheme.

Reason: In the interests of ecology.

- 6 Construction of the roof of the dwelling shall not commence until the roof tiles to be used on the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.

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

- 7 The rear balcony shall not be constructed until details of a privacy screen, of at least 1.8m high, positioned along both sides of the balcony has been submitted to and approved in writing by the Local Planning Authority. The balcony shall be

installed and thereafter retained in perpetuity in accordance with the approved details.

Reason: To protect the privacy of the neighbouring dwellings.

- 8 The dwelling hereby permitted shall not be occupied until a scheme of landscaping works has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include:
- i) Details of appropriate native planting along the edge of the watercourse within a 1 metre wide corridor along the edges of the watercourse to provide an appropriate natural stage of filtration to prevent sediment run-off;
 - ii) Details of the planting of at least two native trees within the rear garden to provide suitable replacement habitat;
 - iii) An assessment of the amount of sunlight that would reach the watercourse.
- The approved landscaping scheme shall be fully implemented before the end of the first available planting season.

Reason: To protect the water quality and ecological value of the rear water course.

- 9 For the lifetime of the development, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the scheme of landscaping works secured under condition 8.

Reason - In the interests of the visual amenities of the locality and to protect the water quality of the stream.

- 10 The development hereby permitted shall not be occupied until as built stage SAP data and as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve the following has been submitted to and approved in writing by the Local Planning Authority: In respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in the 2013 Building Regulations In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: In the interests of sustainable development.

- 11 The development hereby permitted shall not be occupied until a minimum of three car parking spaces has been provided within the curtilage of the site and thereafter maintained and kept available for the parking of private motor vehicles in connection with the residential use of the property.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

- 12 The finished floor levels of the upper ground floor of the dwelling hereby approved shall be set no lower than 36.40 metres above Ordnance Datum (AOD). The lower ground floor of the dwelling hereby approved shall not be used for sleeping accommodation.

Reason: To reduce the flood risk to the future occupants.

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.

Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, E or F of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.

Reason: To protect the watercourse and prevent loss of the flood plain.

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: Under The Environmental Permitting (England and Wales) Regulations 2016 the approved development may also require a flood risk

activity permit or exemption to be obtained from the Environment Agency. For further information please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact The Environment Agency on 03708 506 506 (Monday to Friday, 8am to 6pm) or enquiries@environment-agency.gov.uk

Note to Applicant: The following conditions have received written approval from the Local Planning Authority to be carried out in accordance with the following details:

- Condition 4 - Driveway Draining Drawing BC002 by Blaze Construction Limited (29th March 2023) approved under application DC/22/93996
- Condition 6 - Marley Edgemere Smooth Grey Tiles approved under application DC/23/95755
- Condition 7 - Privacy Screen Plan GP004 (July 2023) approved under application DC/23/95755
- Condition 8 - Landscape Drawing GP006v2 (20th September 2023), Shadow Analysis GP005 (July 2023) approved under application DC/23/95755
- Condition 10 - Predicted Energy Assessment by Elmhurst (5th July 2023), Air Leakage Test Report (referenced J15872, 5th July 2023), Water Calculations Report (referenced J15872, 5th July 2023) approved under application DC/23/95755

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes