

MRS LOUISE CUTTS
MEADOWSWEET COTTAGE
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SO51 9BJ

Application	F/24/97078
Please ask for	Gary Osmond
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Thursday 23 May 2024

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

Application No. F/24/97078

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 19 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of 2No. detached three-bedroom dwellings with ancillary parking and amenity space, accessed via Beech Road (AMENDED PLANS)
Site: Land to rear of 1 Beech Road,

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 457_07_A & 457_08_A.
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 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 281(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.

- 4 No development shall start until details for the sustainable disposal of surface water and disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.
Reason: To ensure satisfactory provision of foul and surface water drainage.
- 5 The Sustainable Drainage Scheme shall be fully implemented and written verification by an appropriate drainage consultant of its implementation in accordance with the approved plans and supporting drainage statements shall be provided to the Local Planning Authority prior to the first occupation of the development hereby approved. The sustainable drainage scheme shall thereafter be retained, maintained and managed in accordance with the approved management and maintenance statement.
Reason: To prevent flooding and pollution.
- 6 No construction or demolition work shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. All works shall only take place in accordance with the approved CEMP which shall include:
 - a) a programme and phasing of the construction and development works;
 - b) the location and height of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - c) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site;
 - d) safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site;
 - e) the arrangements for the routing / turning of lorries and details for construction traffic access to the site;
 - f) the arrangements for deliveries associated with all construction works, loading / unloading of plant & materials and restoration of any damage to the highway [including any vehicle crossovers where applicable];
 - g) the parking of vehicles of site operatives and visitors;
 - h) the protection of pedestrian routes during construction;
 - i) management measures to control the emission of dust generated by demolition and construction works;
 - j) a scheme, following assessment, for controlling noise and vibration impacts on noise sensitive properties from, site preparation and construction activities (to include details of any piling if proposed);
 - k) provision for storage, collection, and disposal of waste from the development during the demolition and construction period;

l) measures to prevent mud and dust on the highway during demolition and construction;

m) details of temporary lighting; and

n) measures to protect wildlife, including reptiles, hedgehogs and badgers during the construction process.

Reason: To limit the impact the development has on the amenity of the locality, neighbouring residents, and biodiversity and hydrology during the demolition and construction process.

- 7 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 Public Holidays.

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

- 8 No development shall commence until details of site boundary treatment to be used during the course of construction works to protect the amenity of neighbouring properties has been submitted to and approved in writing by the Local Planning Authority. No works shall commence on site until the agreed construction boundary treatment has been installed, and shall be retained throughout the course of construction works.

Reason: To protect the amenity of neighbouring occupiers.

- 9 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.

- 10 No development above damp-proof-course level shall continue until details (and samples where requested) of the materials to be used in the construction of the external surfaces, including details of window frame colours and rainwater goods, 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.

- 11 No development above damp-proof-course level shall continue until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping, including trees and 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.
- Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 12 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 with others of the same species, size and number as originally approved in the landscaping scheme.
Reason: In the interests of the visual amenities of the locality.
- 13 No development above damp-proof-course level shall continue until details of ecological enhancement measures to be included within the development hereby approved 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 and prior to occupation of the development.
Reason: To protect and enhance biodiversity.
- 14 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.
- 15 The first floor windows on the side elevations shall either be obscure glazed to Pilkingtons level 3 or equivalent with no opening parts less than 1.7 metres above the floor level of the rooms which they serve, or be positioned with their lower sill at least 1.7 metres above the floor of the room in which they are installed. Once installed the windows shall be permanently maintained in that condition.
Reason: To protect the amenity and privacy of the adjoining residential properties.
- 16 The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling houses as a residence.
Reason: To make provision for off street parking for the purpose of highway safety and amenity.

- 17 The development hereby permitted shall not be brought into use until a turning space has been provided within the site to enable vehicles to enter and leave in forward gear. The turning space shall subsequently be retained and kept available for such purposes at all times.
Reason: In the interests of highway safety and amenity.
- 18 The development hereby approved shall not be occupied until the bin & cycle storage has been provided in accordance with the approved drawings and thereafter retained and kept available.
Reason: To ensure the adequate provision of on site facilities.
- 19 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, AA, B, C & E of Part 2 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.
Reason: To protect the amenities of the locality and to maintain a good quality environment.
- 20 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

Yours faithfully

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

Nicholas Parker
Planning Manager

N.B. See Attached Notes

