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Application	F/24/96720
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Wednesday 29 May 2024

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

Application No. F/24/96720

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 17 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of a 1no. dwelling following the demolition of domestic double garage, with associated amenity space and access off Mansbridge Road. Land to the rear of 33 CHESTNUT AVENUE, EASTLEIGH, SO50 5AN (Amended F/23/96324)

Site: 33 CHESTNUT AVENUE, EASTLEIGH, SO50 5AN

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:

- 22/19/03

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

- 3 No development, including demolition, shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:
 - a) Working hours;

- b) Methods of construction works;
 - c) The arrangements for deliveries associated with all construction works;
 - d) Location of temporary site compounds, construction material and plant storage areas;
 - e) Measures to minimise dust, noise and vibration;
 - f) Measures to ensure dirt is not transferred onto the highway from the site;
 - g) Provision for the storage, collection, and disposal of rubbish from the development during the construction period;
 - h) Temporary lighting to be used during construction which shall be designed in accordance with best practice;
 - i) How complaints about harm or adverse impact to amenity will be received and considered.
- Construction work shall only take place in accordance with the approved Construction Environmental Management Plan.

Reason: To limit the impact the development has on the amenity of the locality and neighbouring residents.

- 4 A watching brief should be followed at all times during demolition and construction works, and confirmation of this shall be submitted to and approved by the Local Planning Authority (LPA) prior to completion. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. 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 by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with UK Land contamination risk management (LCRM) national guidance, and BS10175:2011+A2:2017, and BS 8576:2013 and as agreed with the Local Planning Authority. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015, Claire RB17 and CIRIA C665.

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

- 5 Any imported soils required for the development should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the

future occupiers of the development.

- 6 No development shall commence until details for the sustainable disposal of surface water 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.

- 7 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.

- 8 Prior to first occupation a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including boundary treatments, and biodiversity enhancements) 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, and maintained thereafter. For a period of 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 amenity of the locality and to safeguard the amenities of neighbouring residents.

- 9 Prior to first occupation, the vehicle parking shall be provided in accordance with the approved plans and thereafter permanently retained.

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

- 10 Prior to first occupation, bin and cycle storage facilities shall be provided/installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be retained for bin and cycle storage only.

Reason: To ensure the adequate provision of onsite facilities, and encouragement of alternative means of transport.

- 11 Prior to the first occupation of the approved development, supporting information to confirm the predicted internal mains water consumption will

achieve a maximum level of 110 litres/person/day shall be 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, in accordance with Policy DM2 of the Eastleigh Borough Local Plan 2016-2036.

- 12 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.

- 13 The materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form/ shown on approved plans referenced 22/19/03.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 14 Prior to their installation, details of the solar panels shall first be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) Manufacturer specifications
- b) Extent of projection from roof

The solar panels shall then be installed in accordance with the approved details.

Reason: In the interests of visual amenity.

- 15 The room identified as a study on plan referenced 22/19/03 shall only be used as a study and at no point shall the 1no. bedroom dwelling hereby permitted become a 2no. bedroom dwelling.

Reason: The approved building is not of a suitable size to become a 2no. bedroom dwelling, nor does it have sufficient off-street car parking.

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development permitted by Classes A, AA, B, C and E of Part 1, Schedule 2 and Class A of Part 2, Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To ensure the provision of an appropriate level of amenity space and in the interest of maintaining a good quality environment for future occupiers and neighbours.

- 17 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.

Note to Applicant: Note to Applicant: Further consideration needs to be given to the radon risk. It is recommended that developers consult the Radon UK map (UKradon - UK maps of radon). If the development is within an area above 1%, developers are advised to buy the UK Health Agency Radon report (for approximately £4.00) and check their development. Details on the findings on radon risk should be submitted to the LPA. If the detailed report gives an answer that the development is within an area where the risk is:

- Greater than 1%, Radon protection for new developments should be considered.
- Between 3% to 10%, Basic Radon Protection are required according to Building Regulations.
- Greater than 10%, Full Radon Protection are required according to Building Regulations

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.

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