

MR KEITH OLIVER
ROOM 204
TECHNOPOLE
KINGSTON CRESCENT
PORTSMOUTH
PO2 8FA

Application	F/24/97030
Please ask for	Summer Sharpe
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Friday 7 June 2024

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

Application No. F/24/97030

In pursuance of their powers under the above Act and in accordance with your application received on Monday 11 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Conversion of existing building, including external alterations to create 3no. bedroom dwelling (previously subject to prior approval application PN/22/93015, re-submission of F/22/93871). (Amended description)
Site:	25 SHAFTESBURY AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 3BR

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:
 - Location Plan 25a Shaftesbury Avenue, Chandler s Ford, Hampshire, SO53 3BR
 - Block Plan 98 3

- Existing Plan and Elevations 98 1
- Proposed Plan and Elevations 98 2

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

- 3 No construction or site preparation works shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:
- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during construction;
 - b) the arrangements for deliveries associated with all construction works, loading/unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];
 - c) the parking of vehicles of site operatives and visitors;
 - d) measures to control the emission of dust and dirt generated by construction;
 - e) a scheme for controlling noise and vibration from construction activities;
 - f) provision for storage, collection, and disposal of waste from the development during construction period;
 - g) measures to prevent mud and dust on the highway during construction;
 - h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - i) temporary lighting;
 - j) protection of pedestrian routes during construction;
 - k) temporary surface water drainage provisions; and
 - l) hours of working

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

- 4 No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the Local Planning Authority. The approved arboricultural documents must be adhered to in full, and may only be modified subject to written agreement from the Local Planning Authority.

Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

- 5 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.

- 6 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.

- 7 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, including enhanced bat features) 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.

- 8 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.

- 9 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.

- 10 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.

- 1 The materials to be used in the construction of the external surfaces of the
- 1 development hereby permitted shall accord with those specified in the application form and plan referenced Proposed Plan and Elevations 98 2.

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

- 1 Notwithstanding the provisions of the Town and Country Planning (General
- 2 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.

- 1 The development hereby permitted shall not be commenced for a period of at
- 3 least 21 days from the date of the decision.

Reason: To comply with Section 28I(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: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. 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>

Note to Applicant: The Applicant is advised to enhance biodiversity by installing a bird box and/or bat box to either the host dwellinghouse or within the external amenity space. Hampshire Swifts may be able to help with installation of swift nest

boxes on the house. Additional information is available at <https://www.hampshireswifts.co.uk/>.

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