

MR BRIAN JOHN
3 CLANDON DRIVE
EASTLEIGH
SO50 4QQ

Application	F/23/95583
Please ask for	Dorothy Hei-Tung-Hoh
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Thursday 27 June 2024

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

Application No. F/23/95583

In pursuance of their powers under the above Act and in accordance with your application received on Friday 1 September 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use from Class E (former Class D1), a children's nursery, to a residential house.
Site: 93 BOURNEMOUTH ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 3AQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: E/52/06, E/52/02, E/52/05, E/52/03, E/52/04, LOC 01 and E/52/01

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 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.

- 5 Prior to the first occupation of the approved development, details of the glazing and ventilators to be used in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons: To ensure that the acoustic performance of the glazing and ventilators reduces noise ingress from road traffic and local commercial sources to meet the internal ambient noise levels specified in BS 8233:2014 and the ProPG: Planning & Noise guidelines.

- 6 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 of 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.

- 7 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.

- 8 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.

- 9 Within 6 months of the date of this permission, a fence at least 2.5 metres in height and of close-boarded design with a minimum surface density of 10kg/m² shall be installed along the southern boundary within the rear garden of the property. The fence shall thereafter be retained and maintained.

Reasons: To mitigate the impact of noise in the garden area from adjacent commercial activities.

- 10 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.

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 and Building, Building Control, then select 'Considerate Builders Advice Note'.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager

N.B. See Attached Notes