

MR HOMER
29 COLUMBIA RD
BH10 4DZ

Application	F/23/96493
Please ask for	Clare Martin
Direct dial	023 8068 8256
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Email	clare.martin@eastleigh.gov.uk

Friday 5 July 2024

Application No. F/23/96493

In pursuance of their powers under the above Act and in accordance with your application received on Monday 27 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of 2 bed bungalow with associated parking and storage following demolition of annexe at rear of property.
Site: 18 LOWER ST. HELENS ROAD, HEDGE END,
SOUTHAMPTON, SO30 0LW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans: 01, 02, 03, 04, 05 & 06
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 materials to be used in the construction of the external surfaces of the development hereby permitted shall be red brick, white render and concrete tiles to match in type, colour and texture those used on the adjoining dwellings.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 4 No development, above damp proof course, shall commence until details of biodiversity enhancements have been submitted to and approved by the Local

Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, all enhancements shall be installed on site before the development is occupied and thereafter retained in accordance with the approved details.

Reason: In the interests of biodiversity.

- 5 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.
- 6 The development hereby permitted shall not be occupied until supporting information to confirm the predicted internal mains water consumption will achieve a maximum level of 110 litres/person/day has been 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.
- 7 The development hereby permitted shall not be occupied until evidence that the dwelling complies with Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations for new build residential development (or future equivalent), has been 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 ensure the development meets higher national access standards.
- 8 The development hereby permitted shall not be occupied until the parking area, cycle and bin storage has been provided in accordance with the approved plans and thereafter permanently retained. The parking shall only be used for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence.
Reason: To make provision for off street parking for the purpose of highway safety.

- 9 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: 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/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>

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