

MRS LOUISE CUTTS
MEADOWSWEET COTTAGE
MORLEYS LANE
AMPFIELD
ROMSEY
SO51 9BJ

Application	F/24/97033
Please ask for	Rachael Morris
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Wednesday 24 July 2024

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

Application No. F/24/97033

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: Demolition of existing dwelling and replacement with 1.no 4-bedroom dwelling.
Site: BADNAM COTTAGE, HIGH STREET, BURSLEDON,
SOUTHAMPTON, SO31 8DJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL01 Rev A, PL03, PL04, PL05 Rev A, PL06 Rev A, PL07 Rev 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 No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction –

Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full and may only be modified subject to written agreement from the LPA.

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

- 4 No development shall start on site until a construction site management plan has been submitted to and approved in writing by the Planning Authority, which shall include:
 - (a) A programme of and phasing of demolition and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (h) Hours of demolition, construction and deliveries;
 - (i) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.
- 5 No development shall commence above damp-proof-course (DPC) until details of the materials to be used in the construction of the external surfaces 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
- 6 Prior to the first occupation of the approved dwelling, 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 support a comprehensive approach to high quality design across the site and to achieve water efficiency.

- 7 Prior to the occupation of any dwelling hereby approved, 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), 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 ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016- 2036
- 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 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.
Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents
- 9 The submitted Bat & Barn Owl Survey (February 2024) shall be accorded with in full, including sections 4.0 (mitigation for bats) and 5.0 (potential for other protected species). All works with the potential to disturb bats shall be carried out under the supervision of a European Protected Species Licence.
Reason: To ensure the protection of bats and protected species in accordance with policy DM11 of the Eastleigh Borough Local Plan (2016- 2036)
- 10 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 and D, of Part 1 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, to maintain a good quality environment and ensure built form does not exceed the designated limit within the Conservation Area

Note to Applicant: The proposed access improvements adjoins the highway and as such, a S184 Road Opening Licence will need to be applied for form HCC as Local Highway Authority to gain approval to undertake the highway works. Details of the process can be found via the following web address - <https://www.hants.gov.uk/transport/developers/section-184>

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (Dec 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