

ZOE MITCHELL,

Application	F/24/97314
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Thursday 1 August 2024

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

Application No. F/24/97314

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 6 June 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of a four-bedroom bungalow with associated parking, storage, and amenity space.
Site: LAND TO THE REAR OF 82 ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4DF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P00, P01, P02, P03 Rev C, P05 Rev C, P06 Rev C, P07 Rev C, P08 Rev C, P09 Rev C, P10 Rev C, P11 Rev C, P12 Rev C, P13 Rev C, P14 Rev C and P15

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 development shall commence on site until a Construction Environmental Method Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:
 - a) A programme of construction work;

- b) Provision of long term facilities for contractor parking and parking of vehicles of site operatives and visitors;
- c) Access and egress for plant and machinery;
- d) Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
- e) 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].
- f) The arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
- g) A scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- h) Provision for storage, collection, and disposal of rubbish from the development during construction period;
- 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;
- j) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- k) Details of any temporary lighting;
- l) Protection of pedestrian routes during construction;
- m) Dust suppression;
- n) Chemical and/or fuel run-off from construction into nearby watercourse(s);
- o) Waste disposal.

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.

- 4 Prior to the commencement of development, details of the proposed means of foul sewerage and surface water disposal shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with Southern Water. This shall be in broad accordance with the submitted plan ref P07 Rev C and demonstrate suitable infiltration rates.

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 5 The development must accord with the arboricultural report reference 20184-AA-DC. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference 20184-BT1. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained

in their approved form for the duration of the work 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.

- 6 The development shall not be occupied until a site wide landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and boundary treatment] 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. The site wide landscaping scheme shall be completed by the end of the first planting season following occupation of the dwelling.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 7 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

- 8 Prior to the first occupation of the 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.

- 9 Prior to first occupation, the vehicle parking as shown on plans referenced P07 Rev C shall be implemented and thereafter retained for the lifetime of the development.

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

- 10 Prior to first occupation, the approved bin and cycle storage shall be completed in accordance with plan P15 and retained for the lifetime of the development.

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

- 11 Prior to first occupation of the dwelling hereby approved, a detailed lighting plan shall be submitted to and approved in writing by the Local Planning Authority, in line with the guidance note Bats and Artificial Lighting at Night (GN08/23) <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>. The approved plan shall not be altered without the prior written consent from the Local Planning Authority.
Reason: To ensure the protection of bats.
- 12 The materials to be used must match as closely as possible, in type, colour and texture those listed in the proposed elevational drawings (P10 Rev C, P11 Rev C and P15).

Reason: To ensure a satisfactory visual relationship of the new development to the existing.
- 13 The development shall be built in accordance with the approved levels as shown in drawings P12 Rev C titled 'Bungalow Sections AA and BB'.
Reason: To ensure the protection of neighbouring residential amenity.
- 14 The submitted Ecological Assessment (ref 0695 Rev 01), associated appendix (ref 09 July 2024) and Ecological Appraisal Report (referenced 01/11/19 Rev 0) shall be adhered to in full, including all recommendations for biodiversity enhancement.
Reason: To ensure a biodiversity enhancement in accordance with Policy DM11 from the Eastleigh Borough Local Plan (2016-2036)
- 15 For a period of no less than 10 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 amenities of the locality.
- 16 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.
- 17 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
- 18 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, D and E from 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 and to maintain a good quality environment.

Note to Applicant:

- The 3-inch water distribution mains require a clearance of 6 metres on either side of the water distribution mains to protect it from construction works and to allow for future access for maintenance.
- No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water distribution mains without consent from Southern Water.
- No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public water distribution mains.
- All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

Note to Applicant: Subsequent to any planning approval that may be granted by EBC as local planning authority, a secondary permission will be required from HCC to actually undertake the works. Details of this process can be found via the following

link: <https://www.hants.gov.uk/transport/parking/droppedkerbs> The permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A road opening permit must be obtained from Hampshire Highways

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