

MRS LOUISE CUTTS
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Application	F/24/97409
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Friday 2 August 2024

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

Application No. F/24/97409

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 15 May 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Demolition of existing dwelling and detached garage and construction of replacement dwelling with associated landscaping
Site:	TAMELLA, BROOK LANE, BOTLEY, SOUTHAMPTON, SO30 2ER

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 260_10_C, 260_11_C, 260_21.

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 Notwithstanding the approved plans, no development above slab level shall start until details and samples 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 then 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.

- 4 No development above slab level shall start until a final detailed landscaping scheme based on the principles set out within the submitted Landscape Statement (Ref: 434_PN_02, New Enclosure Landscape Consultants, 9 May 2024) and Landscape Plan (Drawing No: 434_PN_01, New Enclosure Landscape Consultants, 9 May 2024) 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 treatments and shall provide details of timings for all landscaping and any future maintenance. The works shall then be carried out in accordance with the approved plans and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality and biodiversity.

- 5 For a period of no less than 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 amenities of the locality.

- 6 The development must accord with the arboricultural report reference 231545-AIA (Ecourban Ltd, 22 April 2024). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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 with the written agreement of the Local Planning Authority.

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

- 7 Prior to the development hereby approved being brought into use, a minimum of one bat box/brick and one swift box/brick shall be installed on the building in

accordance with the recommendations within paragraphs 6.6.1 and 6.6.2 of the submitted Preliminary Ecological Appraisal (Ecosupport, 01/08/2023).

Reason: To secure a net gain for biodiversity.

- 8 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.

- 9 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.

- 10 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking or re-enacting that order with or without modification] no development permitted by Classes A, B or E of Part 1 of Schedule 2 of the order shall be carried out without the prior written approval of the Local Planning Authority.

Reason: In the interests of protecting the amenity of the area and to control the impacts of development on the countryside.

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: In accordance with paragraph 38 of the National Planning Policy Framework, 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, appearing to read "N Parker".

Nicholas Parker
Planning Manager