

APPENDIX A

Appeal By: Mrs Helen Jones
Appeal No: APP/W1715/W/24/3345833
Application No: F/24/96708
Description: Erection of 1no. two-bedroom detached house adjacent to existing dwelling, with associated access onto Foord Road, parking and bin/bike storage
Site: 60 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BY

SUGGESTED PLANNING CONDITIONS

1. The development hereby permitted shall be implemented in accordance with the following plans 3142/01_01_RevA.
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 demolition or construction works shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved CEMP which shall include:
 - a) the parking of vehicles of site operatives and visitors;
 - b) measures to control the emission of dust and dirt generated by demolition and construction;
 - c) a scheme for controlling noise and vibration from demolition and construction activities;
 - d) measures to prevent mud and dust on the highway during demolition and construction;
 - e) hours of workingReason: To limit the impact the development has on the amenity of the locality and to protect biodiversity.
4. No development 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 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.
5. No development shall start until details for the sustainable disposal of surface water from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority, and in consultation with Southern Water. The development shall then accord with the approved details.
Reason: To ensure satisfactory provision of surface water drainage.

6. No development shall start until the following has been submitted to, and approved in writing by the Local Planning Authority:
- a. A Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with UK Land contamination risk management (LCRM) national guidance, and BS10175:2011 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA;
 - b. A Report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011, BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA C665 and unless otherwise agreed with the LPA;
 - c. if required, a detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

7. The dwelling shall not be occupied until verification for the agreed remediation scheme has been submitted to and agreed in writing by the Local Planning Authority. The verification shall be completed by the nominated competent person and shall comprise:-
- a) built drawings of the implemented scheme
 - b) photographs of the remediation works in progress
 - c) certificates demonstrating that imported and or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the approved details.

Reason: To minimise the risk from land contamination for public safety.

8. The dwelling shall not be occupied until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including all boundary treatments, and specifications and locations of biodiversity enhancements) and shall provide details of timings for all landscaping and any future maintenance. The approved landscaping scheme shall be carried out in the first planting season following occupation of the development, or completion of the development (whichever is sooner), 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 dwelling shall not be occupied until supporting information to confirm the predicted internal mains water consumption has achieved 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, in accordance with Policy DM2 of the Eastleigh Borough Local Plan 2016-2036.

10. The dwelling 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.

11. The dwelling 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), 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.

12. The dwelling shall not be occupied until the parking area for the proposed and existing dwellings have been provided in accordance with the approved plans and thereafter permanently retained and used only 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.

13. The dwelling shall not be occupied until the cycle and bin storage has been provided in accordance with the approved plans and thereafter retained for that purpose.

Reason - To ensure the adequate provision of on site facilities.

14. The first floor windows on the south eastern side elevation (as marked on the approved plan) shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening top light. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

15. Any vehicular access gates provided shall be set back a minimum distance of 6m from the edge of the carriageway of the adjoining highway.
Reason: In the interests of highway safety.