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Application	PN/24/97626
Please ask for	Rebecca Altman
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Friday 16 August 2024

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

Application No. PN/24/97626

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 25 June 2024 the Council, as Local Planning Authority hereby **Prior Approval Granted** the following :

Description: Application for Prior Approval for a single storey roof extension to form 5 apartments, under Schedule 2, Part 20, Class AB of the Town and Country Planning General Permitted Development Order.

Site: 111 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2GH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Part 20, Class AB, AB.2 (4) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 23.1371/601 H – Location and Block Plans
 - 23.1371/002 A – Existing GF Plan
 - 23.1371/003 – Existing First Floor Plan
 - 23.1371/005 – Existing Elevations
 - 23.1371/006 – Existing Elevations A and B

- 23.1371/505 – Proposed Elevations
- 23.1371/506 – SW and NE Elevations
- 23.1371/102 – Approved 1F Plan – Front Building
- 23.1371/504 B – Proposed 2F Plan
- 23.1371/105 B – Proposed GF Plan
- 23.1371/507 – Proposed Section CC

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) A programme of and phasing of demolition (if any) 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) 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;
 - (i) Measures to control dust, dirt and vibration generated by construction;
 - (j) Details of hoarding and temporary lighting;
 - (k) Construction hours of operation.

Demolition and construction work shall only take place in accordance with the approved CEMP.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 4 Prior to the commencement of development, an acoustic design for the permitted extension shall be submitted to the Local Planning Authority for approval. Where external sound is characterised (for some or all of the time) by commercial noise from neighbouring uses, the design shall be sufficient to ensure that externally generated sound present within any habitable room does not exceed:
- 30 dB LAeq,16hours between 07:00 hours and 23:00 hours
 - 25 dB LAeq,8hours between 23:00 hours and 07:00 hours

Where this is not achievable with open windows in any habitable room, the design shall provide for alternative ventilation in the form of System 4 Continuous Mechanical Supply and Extract with Heat Recovery. The approved acoustic design shall be implemented before occupation and thereafter retained.

Reason: To ensure that future occupants are protected from adverse noise impacts in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 5 Prior to commencement of the development hereby permitted, full details of the type and colour of tiles to be used for the mansard roof extension shall be submitted to and approved in writing by the Local Planning Authority. The roof extension shall thereafter be constructed in accordance with the approved details.

Reason: In the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 6 Prior to occupation of the development hereby permitted, the 4 parking spaces shown on approved plan ref. 23.1371/601 H, shall be provided and maintained thereafter for residential parking only.

Reason: To ensure adequate parking provision to serve the residential use, and to prevent conflicts with commercial parking, in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

- 7 Prior to occupation of the development hereby permitted, secure cycle storage shall be provided for 5 bicycles, in accordance with full details of location and design that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage the use of alternative means of transport to the private car, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 8 The dwellings hereby permitted shall remain in use as a dwellinghouse within the meaning of Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

Reason: To accord with the condition set out in Part 20, Class AB, AB.2 (8) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Note to Applicant: If works are required within the nesting season (March to August inclusive) then a nesting bird survey should be undertaken by a suitably qualified ecologist no more than 48 hours in advance. If evidence of an active bird's nest is found during construction, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

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 I've found a bat during works - I'm working on a building with bats - Bat Conservation Trust. Swift nest boxes would be an appropriate biodiversity enhancement as there are records of swifts very close to this site.

Note to Applicant: It is a requirement that the applicant satisfies their obligations under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 (as amended), in strict accordance with Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Failure to comply with this will mean that the development will have been unlawfully implemented.

In this instance appropriate mitigation is required to offset the development's impacts on the European Protected Site, in terms of additional recreational pressure (to the New Forest), and additional output of nutrients (nitrates and phosphates) arising from a net gain of residential accommodation.

Development must not commence until the Local Planning Authority has given its written approval for the development and appropriate mitigation has been secured against the developments harmful impacts on the European Protected Site(s). Further information on Eastleigh Borough Council's Schemes are available:

Nitrates & Phosphates: <https://www.eastleigh.gov.uk/planning-and-building/nutrient-offset-schemes#:~:text=The%20Council's%20nitrate%20offer,our%20legal%20and%20administrative%20costs.>

New Forest: <https://www.eastleigh.gov.uk/media/5441/update-doc-4c-new-forest-interim-mitigation.pdf>

Note to Applicant: The developer must notify the LPA of the completion of the development as soon as reasonably practicable after completion.

Note to applicant: Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within CAP 1096 Airport Guidance to crane users on the crane notification process and obstacle lighting and marking.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes