

MR TOM FRENCH
WHALEBACK PLANNING & DESIGN 28A
HIGHSTREET
WINCHESTER
SO23 9BL

Application	F/24/96839
Please ask for	Clare Martin
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Tuesday 10 September 2024

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

Application No. F/24/96839

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

Description:	Demolition of existing bungalow and construction of 2 x 4no. bed dwellings, including creation of vehicular access from Spring Lane and the construction of 2no. garages.
Site:	ST MARTINS, CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BH

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 Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be implemented in accordance with the following documents and plans numbered:
 - Site Location Plan 2022-009 010
 - Existing Site Block Plan 2022-009 011
 - Existing Site Plan 2022-009 100
 - Existing Ground Floor Plan 2022-009 102 Rev A

- Existing Site Elevations 2022-009 110 Rev B
- Existing Elevations 2022-009 111 Rev B
- Existing Elevations 2022-009 112 Rev B
- Proposed Site Block Plan 2022-009 200 Rev A
- Proposed Site Plan 2022-009 201 Rev E
- Proposed Site Ground Floor Plan 2022-009 202 Rev E
- H.01 Proposed Elevations 2022-009 211 Rev D
- H.01 Proposed Elevations 2022-009 212 Rev D
- H.01 Proposed Ground Floor Plan 2022 204 Rev D
- H.01 Proposed First Floor Plan 2022-009 205 Rev D
- H.01 Proposed Roof Plan 2022-009 206 Rev D
- H.01 Proposed Garage 2022-009 240
- H.02 Proposed Ground Floor Plan 2022-009 207 Rev E
- H.02 Proposed First Floor Plan 2022-009 208 Rev D
- H.02 Proposed Roof Plan 2022-009 209 Rev D
- Proposed Site Elevations 2022-009 210 Rev D
- H.02 Proposed Elevations 2022-009 213 Rev C
- H.02 Proposed Elevations 2022-009 214 Rev D
- H.02 Proposed Garage 2022-009 241
- Proposed Access Drive 2022-009 230 Rev G
- Tree Protection Plan SM-TPP-001 Rev A
- Arboricultural Impact Assessment St. Martins Close, Bishopstoke, Eastleigh, SO50 6BH
- Arb. Impact Assessment SM-AIA-001 Rev A
- Arboricultural Method Statement St. Martins Close, Bishopstoke, Eastleigh, SO50 6BH
- Proposed Residential Development at St Martin's Close Bishopstoke Flood Risk Assessment and Drainage Proposals Report (dated 9 October 2023)
- Spring Lane, Bishopstoke, Nr.Eastleigh Hampshire, SO50 6AZ: Proposed Vehicular Access Technical Note (dated November 2023)
- St Martins Close, Bishopstoke, Hampshire Ecological Appraisal (dated October 2023)
- St Martin's Close Bishopstoke, SO50 6BH Design & Access Statement Rev D (dated April 2024)
- Nutrient Neutrality Statement and Calculations
- PCD547/002 Rev.B

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

No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- A programme of and phasing of demolition and construction work;
- Provision of long term facilities for contractor parking and parking of vehicles of site operatives and visitors;
- Access and egress for plant and machinery;
- Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
- 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];
- The arrangements for the turning of lorries and details for construction traffic access to the site;
- A scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- Provision for storage, collection, and disposal of rubbish from the development during the construction period;
- 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;
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Details of any temporary lighting;
- Protection of pedestrian routes during construction;
- Temporary surface water drainage provisions;
- Precautionary working method statement (providing full details of those outlined in the 'Response to Ecology Officer and NatureSpace Comments received 11 April 2024)
- Measures to protect listed walls along access from Church Road.

Reason: In order that the planning Authority can properly assess the works effects on the amenity of the locality.

- 4 Demolition and construction work shall only take place in accordance with the approved management plan.
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 until details for the sustainable disposal of surface water and the disposal of foul sewerage 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 foul and surface water drainage.
- 6 Notwithstanding the information submitted to date, no development related works shall take place on site until a detailed arboricultural method statement relating to the creation of the new access on to Spring Lane is submitted to and approved in writing by the Local Planning Authority. The approved method statement must be adhered to in full, and may only be modified subject to written agreement from the Local Planning Authority.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
- 7 No development related works shall take place on site until a detailed arboricultural supervision proposal, detailing all proposed supervision activity and method of reporting, has been submitted and approved by the Local Planning Authority. The approved arboricultural supervision proposal must be adhered to in full, and may only be modified subject to written agreement from the Local Planning Authority.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
- 8 No development shall start on site until the access onto Spring Lane, including the footway and/ or verge crossing shall be constructed and lines of sight of 2.4m by 43m provided in accordance with the approved plans (PCD547/002 Rev.B). The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety.

- 9 No development shall commence until a wall protection plan has been submitted to and approved in writing by the Local Planning Authority and protection measures installed on the site. The approved protection measures shall be implemented for the duration of the demolition and building works.
Reason: To preserve the character of the conservation area.
- 10 Notwithstanding the approved plans/ details, no development above damp-proof-course level shall continue until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
- materials (and samples where requested) to be used in the construction of the external surfaces of the development;
 - Construction details of the junctions between different facing materials;
 - Parapet details;
 - Window reveals; and
 - Rainwater goods.
- 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.
- 11 Prior to construction/ repair works to the existing boundary wall the following details shall be submitted to and approved in writing by the Local Planning Authority:
- Brick details; colour/ make; and
 - Mortar details; colour/ material.
- 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.
- 12 Details of the solar panels shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The works 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.

- 13 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.
- 14 No construction, demolition, or deliveries to the site shall take place except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Public Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.
- 15 The development must accord with the approved arboricultural impact assessment and arboricultural method statement. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference SM-TPP-001. 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 works and may only be modified subject to written agreement from the Local Planning Authority.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
- 16 A watching brief should be followed at all times during demolition and construction works and confirmation of this shall be submitted to the Local Planning Authority prior to completion. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing

by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

- 17 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 all boundary treatments, additional tree planting and 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.
- 18 Prior to first occupation, the vehicle parking, bin and cycle storage as shown on plan referenced "Proposed Site Plan 2022-009 201 Rev E" 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.
- 19 Prior to the first occupation of the approved development, 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 achieve water efficiency requirements in the interest of environmental sustainability, in accordance with Policy DM2 of the Eastleigh Borough Local Plan 2016-2036.
- 20 The development hereby permitted 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.

- 21 The development shall not be occupied until details of the southern boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The details shall include the design, height and materials of a new boundary wall to replace the existing fencing. The approved boundary treatment shall be fully installed prior to the first occupation of either dwelling hereby permitted.
Reason: To preserve and enhance the character of the conservation area and to protect residential amenity.
- 22 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.
- 23 Any vehicular access gates provided shall be set back a distance of 6m from the edge of the carriageway of the adjoining highway.
Reason: In the interests of highway safety.

- 24 The garages hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.
Reason: To ensure the adequate provision of onsite parking for the purpose of highway safety.
- 25 The green roofs on the development hereby permitted shall not be used as a balcony or similar outdoor amenity area and access shall be for maintenance purposes only.
Reason: to protect residential amenity.
- 26 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 & E of Part 2 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.
Reason: To preserve the character of the conservation area.
- 27 The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision.
Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.
- 28 **INFORMATIVES**
- Note to Applicant
a) In the event that a bat is found, works should stop immediately and Natural England informed: <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>
- Note to Applicant
b) A licence is required from Natural England for any work that may disturb badgers or damage/ block access to a badger sett.
- Note to Applicant
c) Please review Southern Water's Comments in detail online and

contact: SouthernWaterPlanning@southernwater.co.uk when and/or where necessary.

Note to Applicant

d) The site is within an area of maximum radon potential of 3-5%. Further consideration needs to be given to the radon risk. As general advice, all developers should:

Consult the Radon UK map (UKradon - UK maps of radon) - if they're in an area above 1%, developers should buy the UK Health Agency Radon report (for approximately £4.00) and check their development. Details on the findings on radon risk should be submitted to the LPA. If this gives an answer that is greater than 1%, they should consider Radon protection for new developments.

If the answer is greater than 3% then Radon protection will be needed according to Building Regulations, with basic protection required at 3-10% and full protection above 10%.

Note to Applicant

e) In accordance with Paragraph 38 of the National Planning Policy Framework (December 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, appearing to read "N. Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes