

Pre Demolition

Ref	Condition	Reason	Evidence
5	No site preparation, demolition or internal strip-out shall commence until a detailed drawn and photographic survey and record of the existing dwelling has been submitted to and approved in writing by the Local Planning Authority	To provide a record of the original building for the benefit of future scholars.	Attached PDF: F-23-96301 Building Survey (A1).pdf F-23-96301 Topographic Survey (A1).pdf F-23-96301 Photographic Record of Internals.pdf
4	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. The proposals shall be in line with the drainage strategy submitted in support of the planning application. The development shall then accord with the approved details.	To ensure satisfactory provision of surface water drainage.	Attached PDF: F-23-96301 SUDS 18 SO314HG.pdf This SUDS has been previously approved until application H/23/94973.

Development above Damp Course

Ref	Condition	Reason	Evidence
3	No development above damp-proof course level shall start until details (and samples where requested) of the following have been submitted to and approved in writing by the Local Planning Authority:	To ensure a satisfactory visual appearance in the interest of the amenities of the area.	
a	details of the proposed parapet wall coping and glazing		242mm Skyline Aluminium Coping. Colour RAL 7016 Anthracite.
b	details of rainwater goods and downpipes		All rainwater goods will be UPVC, white and Square Profile. All roof water will drain through parapet walls into matching hoppers.
c	details of glazing to be used including window frame colour		UPVC Flush Case RAL 7016 Matt Finished. Double glazed. Manufactured to PAS24. Glazing Inner pane – Pilkington KS, Outer pane – Pilkington Optiwhite, Gas filling – Argon Gas) U-value W/m2 – 1.22 All obscured glass will obscure privacy glass from Pilkington, at level of 5
d	details of the colour and opacity of roof terrace privacy screens		Roof terrace glazing will be a frameless system with 15mm thick toughened glass manufactured to BSEN 12150. For obscure sections satin glass will be used with a privacy level 5.
e	details of proposed boundary treatments including the alignment, height and materials of all walls, fences and other means of enclosure		The current brick wall is to be retained. This wall be rendered to match the property once the build has been completed. A new internal wall will be built to

		following the existing external wall to provide a raised bed. The current hedge will be removed following the build and replaced with Prunus Lusitanica (Portuguese Laurel). The existing gate on the west elevation of the property will be replaced in a similar style with an aluminium slated gate, coloured anthracite grey (RAL 7106)
f	the provision to be made for external lighting	Low level lighting will be provided in the balcony flooring. Uplighting will be provided on each balcony either side of each entrance. Additional external lighting will be provided by the main entrance door and either side of the garage door and on the west elevation to light the additional driveway space. Other security lightening will be provided around the south and east elevations of the property.

Ref	Condition	Reason	Evidence
6	No construction or demolition work shall start until a Construction Environment Method Statement 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 method statement which shall include	To limit the impact the development has on the amenity of the locality.	
a	a programme and phasing of the demolition and construction work		
b	location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction		A garden shed will be used on site as a site office. The position of the building is noted in the method

		statement. A small shipping container will be provided for secure storage.
c	the arrangements for the routing/ turning of lorries and details for construction traffic access to the site.	All deliveries will access the site via Hamble Lane and Marina Drive. Deliveries will be advised that access from Satchel Lane is restricted. All vehicles will have the ability to turn around within the Crowsport Estate before existing via Marina Drive.
d	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]	Access to the site is via a private road that is maintained by the residents. Access to the site will be via the main entrance (noted in the method statement). All deliveries will unload via the main entrance or over the current hedge to allow placement in the storage area.
e	the parking of vehicles of site operatives and visitors	There is ample parking for the site on the road outside the property. This is marked in the method statement.
f	measures to control the emission of dust and dirt generated by demolition and construction	The most significant part of the build that may generate dust will be the demolition of the current property. It is likely that the demolition will take place during winter and therefore the site is likely to be damp. Where required surface wetting techniques will be used to dampen the surfaces before demolition. If waste concrete and brick rubble is crushed on site the crushing will be damped via attached hoses. The site is bounded via a large hedge that will protect the majority of the site from dust generated by the demolition.
g	a scheme for controlling noise and vibration from demolition and construction.	We understand that carrying out any demolition, engineering or construction work will involve a certain amount of noise, however the following will be considered:

		• Work which is audible beyond the site boundary should only be carried out between 08:00 and 18:00 Monday – Friday and 08:00 – 13:00 on Saturdays. • Deliveries should only be received within the hours detailed We have established very good communications channels with our immediate neighbours, including two separate WhatsApps groups to inform all neighbours of the work being undertaken and to let them know when work or deliveries that could be disruptive will be taking place.
h	provision for storage, collection, and disposal of rubbish from the development during construction period	During the construction phase of the project a usable skip will be available on site. The position of the skip is noted in the attached method statement. Where appropriate all materials that can be recycled will be.
i	measures to prevent mud and dust on the highway during demolition and construction	All site demolition plant vehicles will operate from within the site. Any material to be removed from site will be possible from the main site entrance without the need for vehicles to enter the site. The site is bounded on the prevail down wind side of the site by a significant hedge that will provide adequate screening. Any plant equipment on site will be washed down on site via pressure washing before accessing the highway.
j	the erection and maintenance of security hoarding including decorative displays and facilities for public viewing	The site is bounded already by a significant hedge, natural boundaries and fencing. With the removal of the current garage a temporary mesh fencing and gate will be installed.
k	temporary lighting	It is not envisaged that any work will take place in the dark. Temporary security lightening will be installed on the site office during the build.

Ref	Condition	Reason	Evidence
9	No development above damp-proof course level shall start until a 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 treatments 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.	In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents	Please see attached landscaping plan which details our plans. 18 Crowsport Landscape Plan July 2023.pdf
10	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.	In the interests of the visual amenities of the locality.	Please see attached landscaping plan which details our plans. 18 Crowsport Landscape Plan July 2023.pdf

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12	All first floor windows on the eastern and southern elevations [as marked on the approved plan] shall be obscure glazed to Pilkingtons level 3 or equivalent with no opening parts less than 1.7 metres above the floor level of the rooms which they serve. Once installed the windows shall be permanently maintained in that condition.	To protect the amenity and privacy of the adjoining residential properties.	All windows noted on the plan will be supplied with a Satin Opal Glass Type which has a Level 5
13	The development hereby permitted shall not be occupied until the parking areas 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.	To make provision for off street parking for the purpose of highway safety.	