

MR JAMES FEWTRELL
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Application	F/24/97159
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Wednesday 27 November 2024

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

Application No. F/24/97159

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 28 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single and two-storey rear extension following demolition of existing rear extensions, addition of new roof to existing side projection, elevational alterations, and partial conversion and internal reconfiguration of building to provide 5no. residential flats, with existing 2no. commercial units to be retained (amended description).
Site:	ST ANDREWS BUILDINGS, HIGH STREET, HAMBLE-LE-RICE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 001, 002, 100, 101, 200, 201, 210 Revision B, 211 Revision B, 003 Revision B, 110 Revision A, 111 Revision B.

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 construction or demolition works shall commence until a Construction Environment Management Plan (CEMP), has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction shall only take place in accordance with the approved details which shall include:

- a) a programme and phasing of the demolition, construction and development works;
- b) the location and height of any temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
- c) the arrangements for the routing / turning of lorries and details for construction traffic access to the site, including specific mitigation measures for any access required during peak school times;
- d) the arrangements for deliveries associated with all demolition and construction works, loading / unloading of plant & materials and restoration of any damage to the highway [including any vehicle crossovers where applicable], including specific mitigation measures for any deliveries that may take place during peak school times;
- e) the parking of vehicles of site operatives and visitors;
- f) the protection of pedestrian routes during construction;
- g) management measures to control the emission of dust generated by demolition and construction works;
- h) measures for controlling noise and vibration impacts on noise sensitive properties from site preparation and construction activities (to include details of any piling if proposed);
- i) provision for storage, collection, and disposal of waste from the development during the demolition and construction period;
- j) 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;
- k) the erection and maintenance of any security hoardings/fencing;
- l) details of any construction lighting which shall have regard to the recommendations contained within the submitted Bat Report (Hampshire Ecological Services Ltd, July 2024).

Reason: In the interests of highway safety, and to limit the impact the development has on the amenity of the locality, neighbouring residents, and biodiversity during the demolition and construction process.

- 4 Notwithstanding the approved plans / details, no development above slab level shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a) details and samples of the materials to be used in the construction of the external surfaces of the development;
- b) plans and particulars showing details for the provision for cycle and bin storage to serve the development;
- c) details of boundary treatments and surfacing proposed for the amenity areas for Flats 1 and 2;
- d) details of the privacy screen to be installed on the window serving the bedroom within Flat 5 (as indicated on approved drawing 111 Revision B);
- e) details of how car parking spaces as shown on drawing number 003 Revision B will be allocated to individual residential apartments and how these will be marked out; and
- f) details of the Electric Vehicle Charging Point to be installed as part of the proposals.

The development shall be carried out in accordance with the approved details which shall thereafter be maintained for the lifetime of the development.

Reason: To ensure a satisfactory visual appearance, to provide for adequate facilities to serve the development, and in the interests of sustainability and amenity.

- 5 No dwelling hereby permitted shall be occupied until the areas for the parking of vehicles has been made available for use in accordance with the details shown on drawing number 003 Revision B and approved under Condition 4(e). The parking shall then be permanently retained and reserved for that purpose at all times.

Reason: To make provision for adequate on-site parking in the interests of highway safety.

- 6 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 which 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.

- 7 The development shall be carried out in accordance with the recommendations for ecological enhancement measures as set out within paragraph 5.5 of the submitted Bat Report (Hampshire Ecological Services Ltd, July 2024).

Reasons: To secure a net gain for biodiversity.

- 8 The rear window serving the bedroom of Flat 1 (denoted as 'frosted glass' on approved drawing no. 211 Revision B) shall be fixed shut and obscure glazed to a minimum of Pilkington's level 3 or equivalent. Once installed, the window shall be permanently maintained in that condition.

Reason: In the interests of residential amenity.

- 9 The commercial units hereby approved shall be used only for purposes within Class E of the schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that/those Class[es] in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes whatsoever.

Reason: In the interests of amenity and highway safety.

- 10 No plant or equipment shall be installed on the exterior of the building without the prior written approval of the Local Planning Authority.

Reason: In the interests of protecting the amenity of the occupiers of neighbouring residential properties.

- 11 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 and 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.

- 12 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.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework, Eastleigh Borough council take 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.

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: This planning permission does not convey the right for the development to encroach over, under or onto land, which is not within your ownership, without the consent of the landowner.

Yours faithfully



Nicholas Parker
Planning Manager

N.B. See Attached Notes

