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Application	F/24/97288
Please ask for	David Huckfield
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Monday 2 December 2024

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

Application No. F/24/97288

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 24 April 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Conversion of existing building into 2no. 2-bedroom apartments, with addition of first floor extension and roof terrace, elevational alterations, and insertion of 1no. rooflight and 2no. dormers to front roof slope.
Site:	57 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 001 Revision A, 006 Revision A, 007 Revision A, 008 Revision A, 009 Revision A, 010.

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.

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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;
- 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];
- 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;
- i) provision for the storage, collection, and disposal of waste from the development during the demolition and construction period;
- j) the erection and maintenance of any security hoardings/fencing;
- k) details of arrangements for a toolbox talk to be given to the construction team with information about identifying signs of bats and potential bat roost features in or on the building; and,
- l) details of any construction lighting which shall have regard to the recommendations contained within the submitted Bat Emergence and Re-Entry Survey (Arbtech, 9 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.

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No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development (which shall include bricks, mortar, roof tiles and

detailing, and fenestration) have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance between the new development and the existing.

- 5 No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:
- a) plans and particulars showing details for the provision for cycle and bin storage to serve the development;
 - b) details of boundary treatments and landscaping for the site frontage and the amenity / courtyard area for the ground floor flat;
 - c) details of the type and location of the bat and bird boxes/bricks to be installed on the building in accordance with the recommendations contained within the submitted Bat Emergence and Re-Entry Survey (Arbtech, 9 July 2024). The location of the boxes/bricks should take account of and be coordinated with any exterior lighting and windows.

The development shall be carried out in accordance with the approved details which shall be installed prior to first occupation of the development and thereafter be retained.

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

- 6 For a period of 10 years after planting, any plants approved as part of the landscaping scheme the subject of condition 5(b) 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.

Reason: In the interests of the visual amenity of the locality.

- 7 No development shall take place until details of the privacy screen to surround the roof terrace for the first floor flat have been submitted to and approved in writing by the Local Planning Authority. The screen shall be a minimum height of 1.8m above the level of the terrace and shall be obscured to a minimum of Pilkington's level 3 or equivalent. The screen shall be installed in accordance with the approved details prior to the occupation of the first floor flat and shall thereafter be

retained.

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

- 8 Prior to the first occupation of the approved dwellings, evidence to confirm that 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 be carried out in accordance with the approved details.

Reason: To support a comprehensive approach to high quality design and to achieve water efficiency.

- 9 The energy efficiency measures detailed within the section on 'Heating and Lighting' within the submitted Design and Access Statement (July 2024) shall be installed in full prior to first occupation of the dwellings hereby approved.

Reason: In the interests of environmental sustainability.

- 10 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 nutrient impacts arising from the development upon the European protected River Itchen and Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 11 The first floor windows on the north and south side elevations of the building (serving bedrooms 1 and 2 within the first floor flat) shall be obscure glazed to a minimum of Pilkington's level 3 or equivalent with

no more than a top-hung opening toplight. Once installed the windows shall be permanently maintained in that condition.

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

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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.

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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

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes