

DELEGATED OFFICER REPORT

Application Ref: PN/24/98338

Site Address: 111 Winchester Rd, Chandler's Ford, Eastleigh, SO53 2GH.,

Case Officer: Rebecca Altman

Description: Application for Prior Approval for a single storey roof extension (rear part of building) to form 6 apartments, under Schedule 2, Part 20, Class AB of the Town and Country Planning (General Permitted Development) Order.

Particular Site Constraints?	Yes ☒	No ☐
- In Urban Edge - In Chandlers Ford District Centre - Winchester Road is a strategic footpath, cycleway and bridleway - TPO tree on north side of the site (in car park)		

Planning History?	Yes ☒	No ☐
There have been various previous applications for residential use of the upper floors, external alterations to the wider building and signage. The most recent are listed below and the most relevant are highlighted in bold. They include approvals for the conversions of the first floor (front and rear) to create a total of 11 flats, and the construction of a new second floor to the front of the building to create 5 flats. PN/24/97626 – 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 – approved 16 August 2024 - F/24/97565 – Change of use to Class F1(a) from Class E and the installation of 3 air conditioning units (vacant unit adjacent to Co-op) – application withdrawn PN/23/96620 – Change of use of rear first floor from Class E (commercial) to 6 flats (Use Class C3), under Class MA of the Town and Country Planning (General Permitted Development) Order – approved 28 March 2024 - F/23/95680 – External alterations to first floor (rear) to include installation of new windows – permitted 07/11/2023 - A/23/95591 – Signage – consent 05/10/2023 PN/23/95595 – Change of use from Class E to C3, to form 5 no. apartments (site at first floor front only) – approved 25/08/2023 - F/23/95081 – External alterations including new shopfront, removal of existing louvres to rear and side elevations, new louvres to rear, provision of ventilation openings, new doors, and alterations to loading platform – permitted 30/06/2023 - F/23/94540 – External alterations including installation of new louvres at ground floor to rear elevation and reconfiguration of car park – permitted 27/04/2023 The original building was permitted in the 1970's under application ref. EAB7190 (EAB0719000000).		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No representations received.		
Parish Council:	No comments received.		
Environmental Health – Contaminated Land	No objection. No disturbance to the ground is anticipated, therefore it does not represent a risk on contaminated land.		

Highway Authority:	No objection. The application is in addition to various other residential applications that have been permitted on the site, the most recent of which was application PN/24/97626 for 5 apartments. Similar to previous applications, no changes to the highway are proposed or required as part of this current application for 6 apartments and this is acceptable with no change in vehicle type accessing the site being anticipated. It is noted that in addition to the proposed second floor roof extension, there are also internal layout changes proposed to the ground floor of the building , which include the relocation of bin and cycle stores into the building. This is acceptable given the appropriate layout and ramped access to the secure cycle store, with 22 cycle spaces in total being provided, which is understood to equate to 1 space per apartment for the various residential permissions. This is also in line with EBC parking standards and will assist in the promotion of sustainable transport opportunities. By relocating the cycle and bin storage, it is noted that 5 new parking spaces can be provided for the future use of residents associated with the new 6 apartments, with no further loss of retail parking. Note that the bin store would require use of a ramped access. A condition should be imposed to secure a Construction Method Statement.
Environmental Health – Noise:	Further comments, November 2024: The updated Noise Impact Assessment has addressed previous comments and confirms that with mitigation, the internal noise levels would be within acceptable limits. Original comments - further information required: The sound survey was carried out in December 2023 and may not accurately reflect the current commercial noise environment. The extractor unit to No.113 discharges directly against the proposed flats, which is mentioned in the report as Flat 2, requiring closed windows and mechanical ventilation. The condenser units to No.113 are to be moved onto their roof, but this could increase problems. To protect future occupiers, the applicant should conduct a new sound survey, focusing on the extractor to reflect current noise levels and for the report to demonstrate how the mitigation will ensure satisfactory internal noise levels to all flats with the ability to open windows for purge ventilation for reasonable periods. Further information is also required on the following: - Specification for the new floor separating the commercial to show amount of sound insulation above Building Regulations requirements; - Consideration of the public house across Winchester Road which has a large extractor to the rear roof; - The extractor unit to the rear of the adjacent premises.
Natural England	Further information required to assess likely impacts on Solent and New Forest protected sites.

Site Visit:

Yes ☒

No ☐

Details: Site visits carried out for previous applications. Most recently in July 2024.

Policy:

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO)

The application seeks prior approval for the construction of a roof extension to create 6 flats under Schedule 2, Part 20, Class AB of the Order.

**National Planning Policy Framework
Planning Practice Guidance**

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 - The most relevant policies are DM1, DM5, DM8, DM13, DM14 and DM23.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards.

Assessment:

Schedule 2, Part 20, Class AB of the GPDO allows for development consisting of the construction of new dwellinghouses immediately above the topmost storey of a terrace building which is in commercial use, or mixed residential and commercial use. Development is permitted under this section of the GPDO subject to various criteria, and subject to first applying to the Local Planning Authority for determination as to whether Prior Approval is required.

The proposal is for the construction of a roof extension above first floor level on the rear part of the building, to create 6 flats.

The following table sets out an assessment against the various criteria and conditions set out in the GPDO.

Criteria	Assessment
Permitted development:	
AB (1) Development comprising: (a) Up to two additional storeys in the case of an existing building consisting of two or more storeys; (b) One additional storey in the case of an existing building consisting of one storey.	The existing building is two-storey and the proposal is to create one additional storey. The proposal therefore complies with point (1)(a).
(2) Applies to a building which is: (a) used for purposes within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1(a) (offices), or as a betting office, pay day loan shop or laundrette; (b) in a mixed use combining: i) two or more uses in paragraph (a); or ii) a use falling within Class C3 (dwellinghouse)	The ground floor of the existing building is split into two units. The largest unit is in use as a Co-op convenience store. The first floor of the building comprises vacant offices. Although approval has been given for the conversion of the offices to dwellings, this has not yet been implemented. The existing use of the building is therefore a mix of commercial and office use, which complies with point (2)(b)(i).

together with one or more uses in paragraph (a)	(Note that the use classes referred to in the GPDO (A1, A2, A3 and B1a) all now fall within Use Class E).
(3) Development consisting of any or all: (a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses; (b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses; (c) works for the construction of appropriate and safe access and egress from the new dwellinghouses and existing premises, including fire escape, via additional external doors or staircases; (d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses.	The proposal would involve the construction of a new roof to form the new flats, with access created through the extension of an existing internal staircase. Bin and cycle storage is proposed to be provided internally at ground floor level, along with the provision of parking spaces in the rear car park. There is no existing plant or equipment that requires replacement, and no proposals for new plant or equipment. The proposals therefore comprise works falling under point (3) (a), (c) and (d).
AB.1 Development not permitted:	
(za) the permission to use the building as a dwellinghouse has been granted by virtue of Class MA of Part 3 of this schedule.	Although permission has been granted for use of the first floor (rear) of the building as residential under Class MA of the GPDO, this permission has not been implemented. The rear first floor remains in Class E ancillary commercial use, albeit currently vacant.
(a) The building was constructed before 1 st July 1948 or after 5 th March 2018	The building is believed to have been constructed following planning permission in the 1970's, therefore between the dates referred to in (a).
(b) On 5th March 2018 the building was in use other than: (i) A mixed use within AB(2)(a) or (b); or (ii) A use falling within C3	The building was in mixed commercial / office use on 5 th March 2018, therefore complying with this criteria.
(c) The additional storeys are constructed other than on the principle part of the building.	The proposed roof extension would be the principle part of the building, as per the definition set out in the 'Interpretation of Part 20' in the GPDO: <i>'Principal part means the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition.'</i>

(d) The floor to ceiling height, measured internally, of any additional storey would exceed the lower of: (i) 3m; or (ii) The floor to ceiling height of any storey of the principle part of the existing building.	A Section plan has been provided showing that the existing ground floor has a floor to ceiling height of 4.12m and the first floor has a floor to ceiling height of 2.81m. The proposed second floor would have a floor to ceiling height of 2.8m, which is acceptable as per this criteria.
(e) The new dwellinghouses are not flats;	The proposal is for 6 flats therefore in compliance with point (e).
(f) The highest part of the roof of the extended building (excluding plant) would be greater than 18m;	The extended building would have a maximum height of 12.3m when measured from the lowest ground level at the rear of the building. The building would therefore not exceed 18m in height.
(g) The highest part of the roof of the extended building would exceed more than 3.5m the height of the highest part of the roof of every other building in the row of terrace buildings (excluding plant);	The new mansard roof would have a height approximately 1.3m higher than the roof of the adjoining building to the north-east, and approximately 2.5m higher than the roof of the adjoining building to the south-west. This accords with criteria (g).
(h) The highest part of the roof of the extended building would exceed the highest part of the roof of the existing building (excluding plant) by more than: i) 3.5m where the building is one storey; or ii) 7m where the building is more than one storey;	The existing building is 2-storey therefore criteria (h) ii) applies. The existing building has a flat roof and the new mansard roof would measure 3.2m in height. The extended building would therefore only be 3.2m higher than the existing, well within the 7m limit.
(i) The existing building has been enlarged by the addition of one or more storeys above the original building, (whether granted under the GPDO or otherwise);	Approval has been given for the construction of a new second floor above the front part of the building, but this has not yet been implemented.
(j) Development under Class AB(3)(a) would include visible support structures on or attached to the exterior of the building on completion;	This relates to engineering operations. The applicant has confirmed that the proposed works would not require any visible support structures.
(k) Development under Class AB(3)(a) would consist of engineering operations other than works within the curtilage of the existing building to: i) Strengthen existing walls; ii) Strengthen existing foundations; or iii) Install or replace water, drainage, electricity, gas or other service;	The applicant has confirmed there is no requirement for engineering operations outside of the building curtilage to strengthen walls, foundations or replace services.
(l) In the case of Class AB(3)(b) development there is no existing plant on the building;	This relates to plant and equipment. There is no proposal for new plant or equipment.

(m) In the case of Class AB(3)(b) development, the height of any replaced or additional plant as measured from the lowest surface of the new roof on the principle part of the extended building, would exceed the height of any existing plant as measured from the lowest surface of the existing roof on the principle part of the existing building;	This relates to plant and equipment. No plant and equipment is proposed therefore this criteria does not apply.
(n) Development under Class AB(3)(c) would extend beyond the curtilage of the existing building;	This relates to the construction of safe access and egress including fire escape. The proposed second floor would be accessed via an extension to an internal staircase. No works are proposed beyond the curtilage of the existing building.
(o) Development under Class AB(3)(d) would: i) Extend beyond the curtilage of the existing building; ii) Be situated on land forward of a wall forming the principle elevation of the building; iii) Be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building;	This relates to the provision of waste storage and other ancillary facilities. The proposal includes the provision of parking spaces, refuse and cycle storage. The parking spaces would be accommodated in the existing car park to the rear of the building. The cycle and refuse storage would be accommodated inside the existing building at ground floor level. These works would comply with criteria (o).
(p) The land or site on which the building is located, is or forms part of: i) Article 2(3) land; ii) A site of special scientific interest; iii) A listed building or land within its curtilage; iv) A scheduled ancient monument or land within its curtilage; v) A safety hazard area; vi) A military explosives storage area; or vii) Land within 3km of the perimeter of an aerodrome.	None of points (P)(i) – (vii) apply to the site.

Provided that the criteria set out above are complied with, Part 20, Class AB, AB.2 sets out a number of conditions that need to be met for the proposed development.

The assessment of the proposals under each of these conditions is set out below.

AB.2 – Conditions

- 1. Where development under Class AB is proposed, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for prior approval of the authority as to:**

(a) Transport and Highway impacts of the development

The Highway Authority has raised no objection to the access arrangement, noting that the existing vehicle access is acceptable and is not proposed to be altered.

When the previous Prior Approval application was assessed for the new second floor at the front of the building, a detailed assessment of parking provision for the site was undertaken. It was agreed through that application that the retention of 21 spaces within the rear car park to serve the Co-op store would be acceptable, along with a further 5 spaces remaining for the adjacent commercial uses. For this application and previous Prior Approvals, there had been a proposal to provide external refuse and cycle storage for the residential properties within the car park.

For this application, the car park arrangement has been altered again to accommodate 5 spaces for the 6 new flats. However, this has been achieved without reducing the commercial parking spaces, by relocating all of the residential cycle and refuse storage inside the building at ground floor level. Whilst the provision of 5 parking spaces for 6 flats would fall short of the requirement set out in the Adopted Parking Standards, it is in line with the level of provision allowed for the other permitted flats within the building. With these additional 6 flats, the total number of flats approved on this site would be 22, and the total number of parking spaces would be 18. This level of provision is considered acceptable given the small size of the flats and the sustainable District Centre location with good access to public transport. The applicant has confirmed that the residential parking would be managed by a parking management company to ensure that those spaces were not occupied by commercial customers.

The internal cycle store has been confirmed as an acceptable design by the Highway Authority and would further help to encourage the use of alternative transport to the private car.

(b) Air traffic and defence asset impacts of the development

The site lies approximately 4km away from Southampton Airport. On this part of the site, it is identified that developments over 15m high could have potential impacts and Southampton Airport needs to be consulted. The proposed development would increase the height of the building to 12.3m, therefore not exceeding the height threshold. However, as with previous applications at this site, an informative note can be added to the decision to advise the applicant to follow necessary guidelines if any cranes are required during construction.

(c) Contamination risks in relation to the building;

The Council's Contaminated Land Officer has raised no objection on the basis that the development would not require any groundworks and would therefore not present any land contamination risks.

(d) Flooding risks in relation to the building;

The site does not lie within an area at risk of flooding and the proposed development would be at second floor level. There are not considered to be any flood risk concerns relating to the development.

(e) The external appearance of the building, including:

- i) The design and architectural features of:**
 - aa. the principle elevation; and**
 - bb. any side elevation that fronts a highway; and**
- ii) The impact of any works under paragraph AB(3)(c) or (d);**

The building occupies a fairly prominent location on the corner of Winchester Road and Brownhill Road, with the rear part of the building particularly prominent from Brownhill Road.

The proposal would result in the construction of a new mansard roof above the existing flat roof at the rear of the building. The mansard roof would incorporate a number of new windows: 5 to the rear north-west elevation and 8 to the south-east elevation. These windows would align with approved windows on lower floors and are considered acceptable.

In terms of the mansard roof design, this would match the appearance of the mansard roof approved for the front of the building, and would therefore create a cohesive appearance to the whole building. In the wider area there is a general mix of roof forms and building heights and the proposed design is considered acceptable and in keeping with the character of the area.

(f) The provision of natural light to all habitable rooms of the new dwellinghouses;

The new flats would be created at second floor level and would have habitable rooms facing north-west or south-east. It is considered that all rooms would achieve a good level of natural light, which is also confirmed by the submitted Internal Daylight and Sunlight Report.

(g) Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and loss of light;

The windows on the rear (north-west) elevation would face over the rear car park of the building towards an adjacent bungalow and community centre. These adjacent buildings are sited at a lower level to the application site. When prior approval was granted for the conversion of the first floor of the rear of the building to dwellings (app ref. PN/23/96620), whilst overlooking was not a matter that could be formally considered, it was nevertheless addressed in the assessment and covered in the officer's report. It was concluded at that time that whilst the windows would face towards the rear garden of the neighbouring bungalow and some side windows on the community centre, the separation distance was sufficient to ensure that the impact on privacy would not be significantly harmful.

In this case, the proposed additional floor would result in a further 5 windows being installed at a higher level facing towards the bungalow and community centre. However, the 22m separation distance would be the same and it is not considered that the additional windows would result in a significantly greater impact as to warrant refusal on these grounds. The separation distance and orientation would also ensure no significant loss of light to these adjacent properties from the additional floor.

The other windows on the new second floor would face south-east. The existing building currently has two separate first floor elements, one to the front and one to the rear, which are separated by a 12m gap over the flat roof of the main building. If all of the approved Prior Approval applications were implemented, there would be a number of residential windows facing each other over the flat roof, at a distance of 12m. Whilst this is not an ideal separation between windows, it has come about as a result of the piecemeal nature of the Prior Approval process and the limitations on the factors that can be determined for each one. The proposed development would therefore increase the number of residential windows facing each other over a relatively short distance, but given the precedent set by the previous approvals, it is not considered that an objection could be sustained on this basis.

On balance, it is considered that the development would not adversely impact on the amenities of the existing building or surrounding properties.

(h) Impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses;

The application was accompanied by a Noise Impact Assessment, which was subsequently updated following feedback from the Council's Environmental Health Officer.

The updated report has taken account of potential noise impacts from the existing and adjacent commercial premises, plant and equipment, and has satisfactorily demonstrated that with appropriate mitigation (acoustic double glazing and mechanical ventilation), the internal noise levels would be acceptable in accordance with relevant legislation (BS 8233). The Environmental Health Officer has noted that a number of windows would only be able to be opened for purge ventilation during the day, but that on balance this is acceptable. Therefore, subject to compliance with the recommendations of the submitted updated Noise Impact Assessment, it is considered that the occupants of the new building would be adequately protected from adverse noise impacts.

(i) Impacts of the introduction of, or an increase in, residential use in the area on the carrying on of any trade, business or other use of land in the area;

The site lies in a mixed use area where the provision of residential development is considered acceptable in principle, to support the commercial uses in the District Centre. The residential development would be at upper floor level and would not result in the loss of any of the ground floor commercial units. The proposal is therefore not considered to have a negative impact on existing businesses.

(j) Whether, because of the siting of the building, the development will impact on a protected view (as identified in the Directions Relating to Protected Vistas, March 2012).

The development would not impact on a protected view.

- 2. This refers to the definition of 'commercial premises' and requires no assessment.**
- 3. The development must not include a window in any wall or roof slope forming a side elevation of the building.**

The original plans included some windows to the side facing roof slopes but these have since been removed and amended plans provided.

- 4. The development must be completed within 3 years of the date prior approval is granted.**

This can be secured by condition.

- 5. Before beginning the development, the developer must provide the LPA with a report for the management of construction of the development, which sets out the proposed development hours of operation and how any adverse impacts of noise, dust, vibration and traffic on occupiers of the building and adjoining occupiers will be mitigated.**

A Construction Environmental Management Plan could be secured by condition.

- 6. The developer must notify the LPA of the completion of the development as soon as reasonably practicable after completion.**
- 7. This sets out requirements for the notification of completion.**

An informative note could be added to the decision to make the applicant aware of this requirement.

- 8. Following the development, every dwellinghouse must remain in use as a dwellinghouse within the meaning of Class C3 and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.**

The proposal is for Class C3 dwellinghouses and a condition could be imposed to ensure they remain as such.

Internal Space Standards

Under Article 3 (9A) of the GPDO, it states that Schedule 2 does not grant permission for, or authorise any development of any new dwellinghouse:

- (a) Where the gross internal floor area is less than 37 square metres in size; or
- (b) That does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015.

The floor areas of the proposed dwellings would be as follows:

- Flat 7 (studio) – 39.6m²
- Flat 8 (1 bed) – 51.9m²
- Flat 9 (1-bed) – 53.5m²
- Flat 10 (1-bed) – 53.5m²
- Flat 11 (1-bed) – 52.3m²
- Flat 12 (1-bed) – 46.8m²

All of the flats meet the minimum floor space requirements set out in the NDSS. Bedroom floor areas and storage sizes also meet the required standards (albeit that the width of some of the double bedrooms is slightly below standard).

Mitigation of the impact of the development on European protected sites

Prior to the commencement of any development, it is a requirement that the applicant satisfies their obligations under 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 would mean that the development would have been unlawfully implemented.

In this instance, appropriate mitigation would be required to offset the development's impacts on European Protected sites in terms of recreational disturbance on the New Forest SPA and increased nutrient output (nitrates and phosphates).

The applicant would need to set out their proposed method of mitigation, and the LPA would then collate this information and prepare a Habitats Regulations Assessment for submission to Natural England.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. The new extension would be built to modern standards, which is likely to have higher levels of energy efficiency than the existing building. The development is considered to accord with the climate change objectives.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Conditions:

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).

The development hereby permitted shall be implemented in accordance with the following plans numbered:

- 23.1371/701 Rev. A (Location and Block Plans)
- 23.1371/410 Rev. A (Proposed 2F Plan)
- 23.1371/305 Rev. D (Elevations A and B)
- 23.1371/506 Rev. B (SW and NE Elevations)
- 23.1371/505 Rev. A (SE and NW Elevations)
- 23.1371/415 (Proposed Section AA)

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

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).

The development hereby approved shall be carried out in accordance with the recommendations and specifications set out in the Noise Impact Assessment prepared by DAA Group, dated 25th November 2024 (Issue 01), and the noise mitigation measures shall thereafter be retained.

Reason: To ensure that future occupants are not adversely impacted by noise, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

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).

Prior to occupation of the development hereby permitted, the 5 parking spaces shown on approved plan ref. 23.1371/701 Rev. A 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).

Prior to occupation of the development hereby approved, cycle and refuse storage facilities shall be provided in accordance with the approved plans and thereafter retained for cycle and refuse storage purposes only.

Reason: In the interest of amenity and to encourage the use of alternative means of transport to the private car, in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

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 5m 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.