

MR ANDY TAYLOR
201 HIGH STREET LEWES
BN7 2NR

Application	F/24/98419
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Monday 16 December 2024

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

Application No. F/24/98419

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 30 October 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	First floor rear extension to provide additional office space
Site:	UNIT 20 FIRST FLOOR, CHALCROFT DISTRIBUTION PARK, BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2PA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: RHE-BSL-ZZ-ZZ-DR-A-0100-P1, RHE-BSL-ZZ-ZZ-DR-A-0101-P1, RHE-BSL-ZZ-ZZ-DR-A-0102-P1, RHE-BSL-ZZ-ZZ-DR-A-0103-P1, RHE-BSL-ZZ-ZZ-DR-A-0201-P2, RHE-BSL-ZZ-ZZ-DR-A-0202-P1, RHE-BSL-ZZ-ZZ-DR-A-0203-P1

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 development shall start until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been 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 ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 No construction or demolition work shall start until a 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:
- a) a programme and phasing of the demolition and construction work, including roads, landscaping and open space;
 - b) location of 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 construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
 - e) the parking of vehicles of site operatives and visitors;
 - f) measures to control the emission of dust and dirt generated by demolition and construction;
 - g) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - h) provision for storage, collection, and disposal of rubbish from the development during construction period;
 - i) measures to prevent mud and dust on the highway during demolition and construction;
 - j) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - k) temporary lighting;
 - l) protection of pedestrian routes during construction;
 - m) measures to protect the adjacent SINC from disturbance during construction.

Reason: To limit the impact the development has on the amenity of the locality

- 5 The Biodiversity Enhancement Scheme (BES - December 2024) and Preliminary Ecological Appraisal (October 2024) shall be followed in full, including the enhancements recommended in the Discussion section (section 4) of the Preliminary Ecological Appraisal.

Reason: To ensure the protection of species and a biodiversity enhancement is provided in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)

- 6 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2024), 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.

Nicholas Parker
Planning Manager

N.B. See Attached Notes