

Appeal By: Mr B Prebble
Appeal Ref: APP/W1715/W/24/3355089
Application No: PN/24/97070
Description: Prior Notification Application Under Class MA for the change of use from offices to 3no. dwellings
Site: 10-12 BOTLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 2HE

Appendix A – Suggested Conditions

1. The development hereby permitted shall be implemented in accordance with the plans referenced SITE 01, SA24.SPL1 & SA24.EXPL1.
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: In accordance with the requirements of the Town and Country Planning (General Permitted Development) Order 1995.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.
4. The development hereby permitted will not be occupied until details of the noise mitigation measures outlined within the approved noise impact assessment (by 24Acoustics, dated 22nd July 2024, referenced R10644-1 Rev0) have been submitted to and approved in writing by the Local Planning Authority and installed on the site and thereafter retained.
Reason: In the interest of protecting the amenity of future residents at the site.
5. The development hereby permitted shall not be occupied until details of cycle and bin storage have been submitted to and approved in writing by the Local Planning Authority and installed on the site and thereafter retained.
Reason: To ensure the adequate provision of on-site facilities.
6. No development shall start until a landscaping scheme for the outdoor amenity areas 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 treatment, 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. 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.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

7. The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved site plan (Site 01) 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.

Reason: To make provision for off street parking for the purpose of highway safety.