



Conditions Document

**The Laurels
Winchester Road
Fair Oak
Eastleigh
SO50 7HD**

**Demolition of the existing garage to construct a double with a store room, wc and workshop.
Addition of a pool room.**

H/23/96632

Client:	Mr and Mrs Whitehead
Date of Report:	5th December 2024
Prepared by:	BPS Design Consultants Ltd Seafields Dodwell Lane Bursledon Southampton SO31 1DJ

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1.	The development hereby permitted shall be implemented in accordance with the following plans numbered: LAY 005, LAY 001, LAY 002, LAY 004, LAY 003 and LOC 01 Reason: For the avoidance of doubt and in the interests of proper planning.	No Further Action Required.
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.	No Further Action Required.
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.	No Further Action Required.
4.	No development shall start until a precautionary working method statement and a detailed biodiversity enhancement plan, for the protection of nesting birds, bats, badgers, hedgehogs, reptiles and amphibians and their habitats 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 protect and enhance biodiversity.	Refer To PL08.
5.	No development shall start until a surface water drainage plan for the pool room has been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.	Percolation test carried out and results issued – conclusion soakaways acceptable.

	Reason: To ensure satisfactory drainage for the development.	
6.	The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development. Reason: To protect drainage apparatus.	Southern Water Build Over/ Near to Public Sewer agreement approved.
7.	Vegetation affected by the proposal must be cleared outside of nesting bird season (which is usually March-August inclusive). If this is not possible, a suitably qualified ecologist must check for nesting birds no more than 24 hours before vegetation clearance. If evidence of an active bird's nest is found during construction, a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest. Reason: To prevent harm to breeding birds.	No further action required, on site operation.
8.	New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting Institution of Lighting Professionals (theilp.org.uk). Reason: To protect bats species.	No further action required.

