

MR PHIL LAURENSEN
RICHMOND COURT
COLDEN COMMON
PARK GATE
SOUTHAMPTON
SO31 1BA

Application	F/24/98647
Please ask for	Gary Osmond
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Monday 7 April 2025

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

Application No. F/24/98647

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 17 December 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Proposed Change of Use from Restaurant to 2 No. Residential Dwellings (1 No. 2-bedroom and 1 No. 4-bedroom) with Two-Storey Rear Extension, Removal of Existing Pitched Roof, New Pitched Roof, External Alterations to Openings and Internal Alteration only as necessary to facilitate Change of Use
Site:	1 ROPE WALK, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1799-L01A, 1799-01E, 1799-02D & 1799-03B.
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 The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision.
Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.
- 4 No works to the rear extension hereby approved shall start until details of the materials to be used in the construction of the external surfaces of the development 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.
- 5 No excavation, demolition or development related works shall take place on site until a detailed arboricultural method statement, including details of the proposed 'tree-bridge' system's installation, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), has been submitted to and approved in writing by the Local Planning Authority (LPA). The approved method statement must be adhered to in full and may only be modified subject to written agreement from the LPA.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
- 6 No development shall start until details of the size, species, location and proposed time of planting of a replacement tree has been submitted to and approved in writing by the Local Planning Authority and tree planting shall be carried out in accordance with the approved details.
Reason: To conserve the character of the area.
- 7 No development shall start until details of a sustainable drainage system have been submitted to and approved in writing by the local planning authority. The details shall include a timetable for its implementation and a management/ maintenance plan for the lifetime of the development [including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime]. The system shall be implemented and thereafter managed and maintained in accordance with the approved details.
Reason: To ensure satisfactory drainage for the development.
- 8 The approved Construction Environmental Management Plan (CEMP) by 'Ross Consulting', dated '14th April 2022 Rev A 18.07.22' shall be followed in full throughout the construction and fitting out process.

Reason: To limit the impact the development has on the amenity of the locality and to protect designated nature conservation sites.

- 9 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 or 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.
- 10 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.
- 11 No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist.
Reason: To prevent harm to breeding birds.
- 12 The development shall be carried out in accordance with the submitted Flood Risk Assessment ('FRA - 1 Rope Walk, Hamble, Hants', ref: 21084, Issue 1, dated 15/09/2021, produced by Aqua Callidus Consulting) and the following mitigation measures it details:
a) Finished floor levels on the ground floor shall be set no lower than 3.50 metres above Ordnance Datum (AOD), as specified in paragraph 12.4.
b) There should be no sleeping accommodation on the ground floor of either unit, as specified in paragraph 12.5.
c) Each dwelling shall have an independent high level direct access from the first floor to the rear garden area to provide a safe, dry means of access in the event of a flood, as specified in paragraph 12.6.
These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
Reason: To reduce the risk of flooding to the proposed development and future occupants and ensure a means of safe, dry access in the event of a flood.
- 13 The development hereby permitted shall be implemented in accordance with the recommendations outlined in the Ecological Assessment by Peach Ecology dated July 2023.
Reason: To protect and enhance biodiversity.
- 14 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 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 nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 15 Bin and cycle storage shall be provided before occupation of each dwelling in accordance with details that have first been submitted to and approved by the Local Planning Authority. The development shall not be occupied until the bin & cycle storage has been constructed in accordance with the approved details and thereafter retained and kept available.

Reason: To ensure the adequate provision of on-site facilities.

- 16 The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwellinghouses as residences. Reason: To make provision for off street parking for the purpose of highway safety.

Note to Applicant: In accordance with paragraph 39 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.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website by following the links to 'Planning and building' and then 'Building Control' where the 'Considerate Builders Advice Note' can be found.

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