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PADDOCK VIEW
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Application	H/24/98601
Please ask for	Dorothy Hei-Tung-Hoh
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Thursday 10 April 2025

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

Application No. H/24/98601

In pursuance of their powers under the above Act and in accordance with your application received on Monday 16 December 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Side and rear extensions and raising of roof to provide first floor accommodation along with temporary changes to existing ground levels (Part Retrospective)
Site:	DERRY DACY, PEEWIT HILL, BURSLEDON, SOUTHAMPTON, SO31 8BL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 50, 51 Rev A, 52 Rev A, 53 Rev A, 54, 55 Rev A, 56 Rev A, 57 Rev A, 58 Rev A, and 59.

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 external materials for the development hereby permitted shall be in accordance with the submitted Material Specification document unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 No development shall start on site until a Construction Site Management Plan has been submitted to and approved in writing by the Local 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) Access and egress for plant and machinery;
- (e) Protection of pedestrian routes during construction;
- (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (g) 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.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

- 5 Within three months of this planning approval, a comprehensive landscaping scheme for the entire site shall be submitted to the Local Planning Authority for written approval. The scheme shall include:

- a) Detailed planting plans specifying the species, sizes, numbers, and precise locations of all new trees, shrubs, and vegetation to fully restore the site's wooded character following extensive tree and vegetation removal;

b) A timetable for implementation, ensuring all planting is completed within the first planting season (November to March) following occupation of the development.

The approved scheme shall be fully implemented as approved and maintained for a minimum period of ten years. Any trees, shrubs, or plants that die, are removed, or become seriously damaged or diseased within this period shall be replaced in the next planting season with specimens of equivalent size, species, and maturity. No further tree or vegetation removal shall occur without prior written approval from the Local Planning Authority.

Reason: In the interests of the visual amenity of the locality.

- 6 Prior to occupation of the first-floor accommodation hereby approved, a biodiversity enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision of a minimum of two integrated bat roost features and two swift bricks within the fabric of the building, and additional planting to support wildlife as identified in the submitted ecological advice. The enhancements shall be installed in accordance with the approved details prior to first occupation of the extended dwelling and retained thereafter.

Reason: To protect and enhance biodiversity.

- 7 Prior to first occupation of the dwelling as extended, a surface water drainage plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that surface water run-off is managed within the site and shall be implemented in full prior to occupation and retained thereafter.

Reason: To ensure appropriate surface water drainage in the interests of flood prevention and site management.

- 8 The temporary raised ground levels, as shown on the approved plans, shall be fully reinstated to original site levels no later than 12 months from the date of this permission, unless otherwise agreed in writing by the Local Planning Authority. The reinstatement shall include the removal of all temporary hardcore and crushed material, the importation of clean topsoil to restore the original contours and seeding or planting with appropriate species as detailed in the approved landscaping scheme under Condition 5. The reinstated ground shall be maintained in accordance with the approved

landscaping scheme.

Reason: In the interests of the visual amenity of the locality.

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Within 12 months of this planning approval, the temporary site access which has been constructed at the end of Peewit Hill shall be removed and land restored to its original condition, including replacement boundary planting in accordance with a reinstatement and landscape plan which has first been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the approved plan. Replacement landscaping shall be maintained for a minimum period of ten years. Any trees, shrubs, or plants that die, are removed, or become seriously damaged or diseased within this period shall be replaced in the next planting season with specimens of equivalent size, species, and maturity. No further tree or vegetation removal shall occur without prior written approval from the Local Planning Authority.

Reason: In the interests of the visual amenity of the locality.

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Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no additional extensions, outbuildings, dormer windows, or alterations to the roof of the dwelling hereby approved shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

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 www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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.

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