

MR NICHOLAS JENKINS
THE HAWTHORNS 105 DIBLES ROAD
WARSASH SOUTHAMPTON
SO31 9JL

Application	F/24/98646
Please ask for	David Huckfield
Direct dial	023 8068 8811
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Wednesday 2 July 2025

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

Application No. F/24/98646

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 erection of 2no. 4-bedroom detached houses following demolition of existing chalet bungalow
Site:	98 CHALVINGTON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3EH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered/referenced: 14744/S1, Location Plan, 101, 102, 103, 104.

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 commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and

approved in writing by the Local Planning Authority. The CEMP shall include:

- a) A programme of and phasing of demolition and construction work;
- b) Provision of facilities for contractor parking and parking of vehicles of site operatives and visitors;
- c) Access and egress for plant and machinery;
- d) Location of temporary site buildings, compounds, construction material, and plant storage areas to be used during demolition and construction;
- e) 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];
- f) The arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
- g) A scheme for controlling noise and vibration from demolition and construction activities (to include piling if proposed);
- h) measures to control the emission of dust and dirt generated by demolition and construction;
- i) Provision for storage, collection, and disposal of waste arising from the development during the demolition and construction period;
- j) 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;
- k) The erection and maintenance of any security hoardings;
- l) Details of any temporary lighting to be designed in accordance with best practice;
- m) Methods and phasing of construction works;
- n) Protection of pedestrian routes during construction;
- o) Details of how any complaints about harm or adverse impacts to amenity will be received and considered.

Demolition and construction work shall only take place in accordance with the approved Construction Environmental Management Plan.

Reason: In the interests of amenity and highway safety.

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No excavation, demolition or development related works shall take place on site until a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), has been submitted and approved in writing by

the Local Planning Authority (LPA). The approved document 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.

- 5 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall then be carried out in accordance with the approved details.

Reason: To ensure the provision of satisfactory means of foul and surface water drainage.

- 6 No development shall commence until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan shall be prepared in accordance with the submitted Biodiversity Metric Calculation. Development shall be implemented in accordance with the approved Biodiversity Gain Plan and written evidence of the purchase of any required off-site credits shall be provided to the Local Planning Authority prior to first occupation of the development.

Reason: To ensure the development delivers biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy DM11 of the Eastleigh Borough Local Plan 2016-2036.

- 7 No development above slab level shall start until details and samples 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.

- 8 No development above slab level shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping, including planting, hard surfacing and boundary treatments, 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.

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

- 9 For a period of 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 set out within the landscaping scheme approved under condition 8.

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

- 10 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 which 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 and phosphates impacts arising from the development upon the European protected Solent Complex and River Itchen in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 11 The development hereby permitted shall not be occupied until the parking areas for each dwelling have been provided in accordance with approved drawing number 102. These parking areas shall thereafter be permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwellinghouse to which they relate.

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

- 12 No occupation of the proposed dwellings should occur before the accesses, including the footway and/or verge crossing have been constructed and lines of sight provided in accordance with approved drawing number 102.
- Reason: To provide satisfactory access in the interests of highway safety.
- 13 Prior to the first occupation of the approved dwellings, evidence to confirm that the predicted internal mains water consumption for each property will not exceed a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.
- Reason: To support a comprehensive approach to high quality design across the site and to achieve water efficiency.
- 14 The bin and cycle storage as shown on approved drawing number 102 shall be provided prior to first occupation of the dwellings hereby approved and shall thereafter be retained.
- Reason: In the interests of amenity, to provide for adequate bin storage and to promote the use of sustainable modes of travel.
- 15 In the event that any previously unidentified contamination is found when carrying out the approved development it must be immediately reported to the Council's Environmental Health Team. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required, the development shall not be brought into use until a completion certificate for the remediation work has been submitted to and approved in writing by the Local Planning Authority.
- Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources.
- 16 The first floor windows on the southern and northern side elevations of each dwelling hereby approved shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the occupiers of the neighbouring residential properties.

- 17 The rooflights on the northern and southern side elevations of the dwellings hereby approved shall either be: (a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening topight: OR (b) positioned at least 1.7 metres above the floor of the room in which they are installed. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the neighbouring residential properties.

- 18 Prior to the development hereby approved being first occupied, a minimum of one bat box shall be installed on each dwellinghouse and shall thereafter be retained.

Reason: To secure enhancements for ecology.

- 19 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.

- 20 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.

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: Active bird nests are protected by law. You are advised therefore that any vegetation clearance should take place

outside of the bird nesting season (1st March to 31st August inclusive). If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken by a suitably qualified ecologist, immediately prior to the start of any work.

Note to Applicant: The permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A dropped kerb application will need to be submitted to Hampshire County Council in order to gain formal approval for the works. Details of this process can be found via the following web address: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework, 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