

MR ANDREW BURGESS
WESSEX PARK
COLDEN COMMON
WINCHESTER
SO21 1WP

Application	F/25/99418
Please ask for	Gary Osmond
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Friday 28 November 2025

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

Application No. F/25/99418

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 28 May 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Extension and alteration to existing dwelling to create 2nos. two bedroom flats and 1no, one bedroom flat
Site: 49 BISHOPSTOKE ROAD, BISHOPSTOKE, EASTLEIGH,
SO50 6BF

Subject to due compliance with the following conditions:

- 1 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.
- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2238_900_A, 2238 901, 2238 902, 2238 903, 2238 904, 2238 D00C, 2238 D01G, 2238 D02I, 2238 D04G, 2238 D05G & 2238 D03G.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 No development shall start until details for the sustainable disposal of surface water and disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

The development shall then accord with the approved details.

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

- 4 No construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:
- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - b) 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];
 - c) the parking of vehicles of site operatives and visitors;
 - d) measures to control the emission of dust and dirt generated by demolition and construction;
 - e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - f) provision for storage, collection, and disposal of waste from the development during construction period;
 - g) measures to prevent mud and dust on the highway during demolition and construction;
 - h) temporary lighting; and
 - i) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site, including suspended solids, and measures to protect nearby waterways from pollution impacts.
- Reason: To limit the impact the development has on the amenity of the locality, trees and nature conservation sites.
- 5 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 Public Holidays.
- Reason: To protect the amenities of the occupiers of nearby dwellings and the amenity of the locality.
- 6 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.
- 7 No driven piling shall take place on the development hereby permitted.
- Reason: To protect the amenity of the occupiers of the nearby dwellings and local ecology.

- 8 The development shall accord with the Arboricultural Impact Assessment by ARR Innovators dated August 2025 document reference: 250805 ARBI 1114 AIA V1 Final.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
- 9 The development shall be carried out in accordance with the submitted flood risk assessment (ref: Flood Risk Assessment for Planning for Land adjacent to Braeside House, dated August 2022 and produced by UNDA Consulting Limited) and the following mitigation measures it details:
1. As seen in section 6.3 Physical Design Measures –
 - The proposal is for the Construction of a single new dwelling. The NPPF requires the finished ground floor level to be raised to 300mm above the 1:100-year flood level plus 35% climate change allowance. As such, the finished ground floor level of the proposed house will be set at least 11.95mAOD.
 - To help protect against flooding during extreme events, the applicant has agreed to implement flood resistant design measures into the proposal, in consultation with the Local Authority building control department (see FRA for full details).
 2. As seen in section 6.4 Safe Escape and Flood Action Plan –
 - The proposed escape route is to exit the site and travel east and along the B3037.
- Reason: To reduce the risk of flooding to the proposed development and future occupants.
- 10 A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by the Local Planning Authority (LPA) prior to completion. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. 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 by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.
Reason: To minimise the risk from land contamination for the safety of the property's occupiers

- 11 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.
- 12 The development hereby permitted shall not be brought into use until a minimum of four car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available.
Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.
- 13 The development hereby approved shall not be occupied until appropriate bin & cycle storage has been provided on site and thereafter retained and kept available.
Reason: To ensure the adequate provision of on site facilities.
- 14 The development hereby permitted shall be implemented in accordance with the recommendations outlined in the Ecological Impact Assessment for Braeside House Version no:2 by Lowans Ecology & Associated updated 17/06/2025.
Reason: To protect and enhance biodiversity.
- 15 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 and Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).
- 16 Conditions to comply with the Environment Act (2021)
Prior to occupation of the development hereby approved, evidence shall be provided to the Local Planning Authority demonstrating how the necessary measures / units required to achieve a minimum biodiversity net gain of 10% have been secured. This evidence shall also include details of how the habitat will be managed and monitored for a period of at least 30 years.

Reason: To ensure delivery of at least a 10% biodiversity net gain as required by the Environment Act (2021) and to comply with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

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: The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the riverbank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk

Note to Applicant: Radon - The development could be impacted by radon and you are advised to consult the radon UK map at (UKradon - UK maps of radon). If the radon risk is greater than 1% radon protection should be considered for the new development. If greater than 3% risk then radon protection will need to be provided in accordance with Building Regulations, with basic protection required at 3-10% and full protection above 10%.

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, appearing to read "N Parker", with a horizontal line drawn underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes