



South Downs

National Park Authority

## Part 2

EAST HAMPSHIRE DISTRICT COUNCIL

### MINUTES OF PLANNING COMMITTEE

Applications determined by the Council on behalf  
of the South Downs National Park Authority

### APPENDIX A

3 September 2020

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<b>PROPOSAL</b>	<b>Replacement dwelling (part retrospective) (additional information received on 23 and 24 June 2020)</b>
<b>LOCATION:</b>	2-3 The Square, Chapel Street, East Meon, GU32 1NP
<b>REFERENCE NO:</b>	SDNP/20/01678/FUL

1. Within two months from the date of this planning permission, a written construction programme setting out the key milestones and dates from commencement of the development through to the substantial completion of the replacement dwelling, shall be submitted to and agreed in writing by the Local Planning Authority. The development works shall proceed in accordance with agreed timescale through to completion of the development, unless an alternative programme is otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the replacement dwelling is constructed in a timely manner to prevent the continued unsightly gap in the street scene, which would be prejudicial to the character and appearance of the conservation area.

2. Any parts of the building exposed by the demolition work for which permission has been granted, shall as part of the contract be made good to the satisfaction of the Local Planning Authority prior to the completion of the project.

Reason: To protect the appearance of the East Meon Conservation Area.

3. No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes, and rainwater goods), have been submitted to, and approved in writing by the local planning authority. All materials that survive from the demolition of the former dwelling shall be re-used in the construction of the replacement dwelling.

Reason: To ensure the materials and finishes to be used are appropriate, in order to maintain the character and appearance of the conservation area. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

4. Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:-

- a) Plans to clearly identify the window and door in question and its location within the property. Where a large number of windows and doors are involved the windows should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt;
- b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading); and
- c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In the interests of visual amenity and the character and appearance of the Conservation Area. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

5. The development hereby approved shall not be first brought into use until the boundary treatment has been implemented in full, in accordance with the approved plans (Boundary Treatment and Landscaping: Existing House - drawing number TS 50). In addition, the front boundary treatment facing the High Street, comprising a timber picket fence, shall be retained or matching replacement installed, unless otherwise agreed in writing by the Local Planning Authority. The approved details shall be fully implemented before the use of the development is commenced and/or any part of the development is occupied and shall be retained thereafter.

Reason: To ensure an appropriate standard of visual amenity in the area and to safeguard the privacy and amenities of the residents of the locality.

6. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

A programme of construction work;

The provision of long term facilities for contractor parking;

The arrangements for deliveries associated with all construction works;

Methods and phasing of construction works;

Access and egress for plant and machinery;

Protection of pedestrian routes during construction;

Location of temporary site buildings, compounds, construction material, and plant storage areas;

Provision for storage, collection, and disposal of rubbish from the development during construction period; and

Re-use of on site material and spoil arising from any site clearance or demolition work.

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.

7. The finished floor levels and overall ridge height of the replacement dwelling hereby approved shall be constructed in accordance with the approved plans (drawing number TS 21 C), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

8. No development above slab levels shall commence on site until a scheme has been submitted to, and agreed in writing by, the Local Planning Authority to demonstrate that the replacement dwelling, hereby approved, incorporates energy efficiency measures that provides at least 19% carbon dioxide reduction improvement against Part L (2013) of Building Regulation requirements.

Before any part of the development is first occupied a verification report and completion certificate shall be submitted to and agreed in writing by the Local Planning Authority confirming that the replacement dwelling has been constructed in accordance with the approved scheme.

The developer / applicant shall nominate a competent person for the purposes of assessing and providing the required report and certificate to confirm that the completed dwelling incorporates energy saving measures to meet the specified requirement. The measures shall thereafter be retained and maintained to the agreed specification for the lifetime of the development.

Reason: To ensure the development incorporates necessary mitigation and adaptation measures with regard to climate change.

9. The replacement dwelling hereby approved shall be constructed and fitted out to comply with Building Regulations 2010 (as amended) requirement G2 (36) (2) (b), which limits the amount of water to be used by each individual at a property to no more than 110 litres of water per day. This limit shall not be exceeded thereafter.

Reason: To ensure that the development incorporates necessary mitigation and adaptation measures with regard to climate change.

10. Prior to the first occupation of the development hereby permitted, a minimum of one bat box shall be installed within the site. The bat/bird box shall be installed as per the manufacturer's instructions and shall be installed within the site, retained and maintained thereafter of the duration of the development.

Reason: To protect and enhance biodiversity in accordance with policies SD2 and SD9 of the South Downs Local Plan.

11. The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface(s) to a permeable or porous surface within the site.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking, re-enacting or modifying that Order) no extensions and outbuildings otherwise permitted under Schedule 2, Part 1, Classes A, B, C, and D of said Order shall be carried out on the dwellinghouse or within its curtilage without the prior written consent of the Local Planning Authority.

Reason: It is considered that further alteration of this dwelling could result in an adverse effect upon the visual character of the area.

13. Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development.

#### 14. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

#### Informatives:

5. The proposed development referred to in this planning permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (as amended).

In accordance with CIL Regulation 65, the South Downs National Park Authority will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which planning permission first permits development. Further details on the Authority's CIL process can be found on the South Downs National Park Authority website: <https://www.southdowns.gov.uk/planning/communityinfrastructure-levy/>

6. The applicant is advised that in seeking to discharge condition 8 of this permission, the Local Planning Authority is unlikely to give favourable consideration to the inclusion of solar panels on any part of the roof structure of the dwelling hereby approved.

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