

Town Planning Decision Notice

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (General Development Procedure) Order 1995

GRANT OF PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application No: 7-2009-4678-H

Location of Development:
23 Prince of Wales Road

Description of Development:
Erection of 4 three storey townhouses with underground car parking, bin and cycle stores and formation of new vehicular access

In pursuance of their powers under the above mentioned Act, The Borough Planning Authority, **HEREBY GRANT PLANNING PERMISSION** for the development described above in accordance with the details given in the application numbered above,

Subject to the following standard condition:

- a) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act, 1990.

and to the following condition(s):

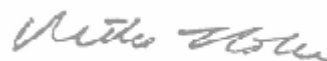
1. No development shall take place until details/samples of the bricks and tiles to be used on the external surfaces of the proposed development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy 4.19 of the Bournemouth District Wide Local Plan (February 2002).

TO: Planning Solutions
Manor Hatch
63 Southampton Road
Ringwood
Hampshire
BH24 1HE

(Mr H Lee and Mr E Rodgers)

Signed



Director, Planning & Transport Services

(DEL)

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2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order with or without modification), no enlargements of the dwelling(s) shall be constructed without the grant of further specific planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development of the site in accordance with Policy 4.19 of the Bournemouth District Wide Local Plan (February 2002).

3. Unless shown on the elevation any pipework (with the exception of rainwater down pipes) shall be internal to the building.

Reason: In the interests of the visual amenities of the locality and in accordance with Policy 4.19 of District Wide Local Plan.

4. That any new or replacement hardsurfaced area(s) shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To provide satisfactory drainage for the development in accordance with policy 3.24 of the Bournemouth District-wide Local Plan and in order to achieve the objectives set out in the local planning authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

Note: Further guidance in this regard is contained in the Department for Communities and Local Government publication entitled 'Guidance on the Permeable Surfacing of Front Gardens' (September 2008).

5. That the development hereby approved shall not commence until a scheme for the whole site providing for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the approved details prior to occupation of the development or in accordance with a timetable to be agreed with the Local Planning Authority. The scheme shall include the following as appropriate:
- A scaled plan indicating the extent, position and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios) and roofed areas.
 - Details of the method of disposal for all areas including means of treatment or interception for potentially polluted run off.
 - Scaled drawings including cross section, to illustrate the construction method and materials to be used for the hard surfacing (sample materials and literature demonstrating permeability may be required).

Reason: To provide satisfactory drainage for the development in accordance with Implementation Policy E of the Bournemouth, Dorset and Poole Structure Plan and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

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6. No development shall take place until full details of hard landscape proposals have been submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate: Proposed finished levels; Layout of car parking space(s); Surfacing materials; External fixtures e.g. lighting; bollards; Vehicle and pedestrian access and circulation. The landscape details shall thereafter be implemented in accordance with the approved plans prior to occupation and permanently retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the interests of visual amenity and to accord with Policies 4.19 and 4.25 of the Bournemouth District Wide Local Plan (February 2002).

7. No development shall take place until full details of soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate: Planting plans; Schedule of plants; Implementation timetable. The landscape details shall thereafter be implemented in accordance with the approved plans and permanently retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area in the interests of visual amenity and to accord with Policies 4.19 and 4.25 of the Bournemouth District Wide Local Plan (February 2002).

8. No development shall take place until a landscape maintenance plan for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the arrangements for its implementation. The landscape management plan shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development includes a long-term management plan for the landscaped areas in the interests of visual amenity and to accord with Policies 4.19 and 4.25 of the Bournemouth District Wide Local Plan (February 2002).

9. No site clearance or development work shall commence until there have been submitted to and approved in writing by the Local Planning Authority an arboricultural method statement and detailed drawings showing:
- a) the specification and position of fencing and other measures such as temporary surfacing, for the protection of the roots and crown spread of trees, groups of trees and other vegetation to be retained on and adjoining the site. Protective fencing should accord with the recommendations of BS 5837 'Trees in Relation to Construction';
 - b) the programme for the erection and maintenance of protective fencing and the installation of any other protective measures; such programme will include details of supervision by an arboriculturist;
 - c) details of any proposed alterations in existing ground levels and of the position of any proposed excavation and constructional details of any drainage, hard surfacing, foundations, walls and similar works within the protected area;
 - d) details of contractors compounds and areas for storage;
 - e) details of the proposed retaining wall and method of construction
 - f) schedule of proposed tree works. The details contained in the arboricultural method statement shall be thereafter implemented on site and the protective fencing and other protective measures shall be maintained during the course of construction.

Reason: To ensure that trees and other vegetation to be retained are not damaged during construction works and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

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10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of boundary treatment and/or subdivision. Details shall include a plan showing: the positions, height, design, and materials. The boundary treatment shall be completed prior to occupation of the development hereby approved or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of amenity and privacy and in accordance with Policy 4.19 of the Bournemouth District Wide Local Plan (February 2002).

11. The development hereby permitted shall not be brought into use until the access and areas for turning and parking (including the marking out of spaces) shown on the approved plan have been constructed and surfaced to a specification (a typical cross section of the surfacing is required) to be first approved by the Local Planning Authority, and these shall be retained and kept available for the residents and visitors of the development hereby permitted at all times.

Reason: In the interests of highway safety and in accordance with Policy 8.23 of the Bournemouth District Wide Local Plan (February 2002).

12. The kerb and footway at the access crossing of the highway shall be lowered and reinstated to the specification and satisfaction of the Local Planning Authority prior to the occupation of the building.

Reason: To prevent danger to road users and in accordance with Policy 8.14 of the Bournemouth District Wide Local Plan (February 2002).

13. The first 4.5 metres of the access crossing and drive shall not exceed a gradient of 1 in 15.

Reason: In the interests of highway safety and in accordance with Policy 8.14 of the Bournemouth District Wide Local Plan (February 2002).

14. Notwithstanding the provisions of Class A and C, under Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) there shall be no erection or construction of a gate, fence, wall or other means of enclosure or physical division to delineate separate areas of ownership within the grounds of the application site.

Reason: In order to preserve the character and appearance of the conservation area and in accordance with Policy 4.19 of the Bournemouth District Wide Local Plan (February 2002).

15. No site clearance or development work shall commence until there has been submitted to and approved in writing by the Local Planning Authority a Method Statement that includes the following measures: a) parking arrangements for operatives working on-site; b) noise reduction measures (including times of piling operations); and the c) details and siting of equipment, machinery and surplus materials on the site. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in accordance with Policy 4.19 of the Bournemouth District Wide Local Plan (February 2002).

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16. **INFORMATIVE NOTE:** This application and planning permission is subject to a requirement that a capital contribution has been made towards open space/recreation provision, Heathland Mitigation Measures and Transport investment in accordance with Policy 7.21, Supplementary Planning Guidance on Provision of Open Space and policies 3.13, 3.14 and 3.15 of the Bournemouth District Wide Local Plan and the Dorset Heathland Interim Planning Framework 2006-2009 as well as the Transport Investment Interim Planning Framework and the Second Local Transport Plan 2007.
17. **INFORMATIVE NOTE:** The applicant is advised that there should be no storage of any equipment, machinery or materials stored on the footway/highway.
18. **INFORMATIVE NOTE:** The applicant is advised that in order to avoid contravention of highways' legislation, provision shall be made in the design of the access/drive to ensure that no surface water or loose material drains/spills directly from the site onto the highway.
19. **INFORMATIVE NOTE:** The applicant is advised that notwithstanding this consent, Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Normally this work will be undertaken at the expense of the applicant by the Highway Authority although on occasions there might be instances where the applicant under supervision can undertake this work. The applicant must contact the Head of Technical Services, Town Hall Annexe, St. Stephens Road, Bournemouth, to initiate the procedure.

Article 5 of the Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2003

Having regard to the pattern of existing development in the area and relevant provisions of the Development Plan it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the amenities of neighbouring and proposed occupiers and would be acceptable in terms of traffic safety and convenience. The Development Plan Policies considered in reaching this decision are: 3.13, 3.14, 3.15, 4.19, 6.2, 6.8, 7.21, 8.13, 8.14 and 8.37