

# Town Planning Decision Notice

TOWN AND COUNTRY PLANNING ACT 1990

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

## 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: **7-2015-13118-Q**

Location of Development:  
**1 McWilliam Road**

Description of Development:  
**Erection of 2 dwellinghouses and formation of parking spaces**

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. The development hereby permitted shall be carried out in accordance with the following approved plans: 140\_PL\_003B, 140\_PL\_100B, 140\_PL\_101B, 140\_PL\_200B, 140\_PL\_201B, and 140\_PL\_300B.

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

2. No development shall take place until details/samples of the bricks, tiles, render, cladding and any other material 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

TO: ECA Architecture & Planning  
2nd floor  
3 Winchester Place  
Poole  
Dorset  
BH15 1NX

Signed



Head of Planning & Regulation

(Mr M Stokes)

PLEASE REFER TO NOTES ENCLOSED

Dated: 8 November 2017

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development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

3. All on-site working, including demolition and deliveries to and from the site, associated with the implementation of this planning permission shall only be carried out between the hours of 8 a.m. and 6 p.m. Monday - Friday, 8 a.m. and 1 p.m. Saturday and not at all on Sunday, Public and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in accordance with Policies CS14 and CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

4. 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, based on the principles of the submitted Construction Environment Management Plan that includes the following measures:

a) parking arrangements for operatives and construction vehicles 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 and routes and methods of transporting the materials and equipment onto the site. Larger vehicle movements should be kept to a minimum and, where absolutely necessary, access via the side of the listed building should be undertaken carefully and sensitively with supervision. Details of the route through the garden to avoid protected trees should also be provided.

The parking arrangements for operatives and construction vehicles shall be implemented prior to development commencing and the 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 the interest of highway safety in accordance with Policies CS38, CS41 and CS14 of the Bournemouth Local Plan: Core Strategy (October 2012).

5. Prior to the occupation of the development hereby approved, the access and areas for turning and parking including the marking out of spaces shown on the approved plan shall be constructed in accordance with the approved details and permanently retained and kept available for the residents of the development hereby permitted at all times.

Reason: In the interests of highway safety and in accordance with Policies CS14 and CS16 of the Bournemouth Local Plan: Core Strategy (October 2012).

6. The development hereby permitted shall not be occupied until a Refuse Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include: details of the management company to be set up; details of bin collection arrangements including the employment of a private contractor to collect the refuse; frequency and method of collection; and measures to be taken if no private contractor is available at any time in the future.

The refuse management plan shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a long-term management plan for the collection of refuse in the interests of visual and residential amenities, and to accord with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

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7. Within two months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of hard landscape proposals shall be 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; boundary treatments. The approved hard landscape scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by 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 Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

8. Within two months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscape proposals shall be 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 approved soft landscape scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by 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 Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

9. Within two months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of a landscape maintenance plan for a minimum period of 5 years shall be 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 Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

10. The tree protection measures as detailed in the arboricultural method statement dated 9 December 2016 (Revision A) and prepared by Mr A J Scott shall be implemented in full and in accordance with the approved timetable and maintained and supervised until completion of the development.

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).

11. Within two months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of all proposed tree planting, and the proposed times of planting, shall be submitted to and approved in writing by the Local Planning Authority. The approved tree planting scheme shall be carried out in accordance with those

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details and at those times and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and effective arboricultural management and in accordance with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

12. A plan indicating the finished levels above Ordnance Datum of the building, and the finished site levels shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To ensure that the development relates satisfactorily to its surroundings in the interests of visual amenity and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

13. Before the commencement of development, unless otherwise agreed in writing by the Local Planning Authority, a scheme for the whole site providing for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be 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 in writing by 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.
  - The results of a site investigation to assess the condition and location of the drainage pipe which is stated to run across the site, and where it drains to. If it is determined to be unsuitable then an alternative provision for the disposal of the surface water shall be identified.
  - 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 Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

14. Prior to the commencement of development, a detailed scheme for the flood proofing/resilience of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be in line with those identified in the submitted Sustainable Drainage Systems and Flood Risk Assessment Report ref. BE1062.

Reason: To provide satisfactory future flood risk protection to occupants in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (2012).

15. Any new or replacement hard surfaced 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 CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) 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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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).

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (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 CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed at first floor level or dormer windows shall be constructed without the grant of further specific planning permission from the Local Planning Authority.

Reason: To avoid loss of privacy for adjoining properties in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

18. The proposed windows to the first floor on the northern side of House 1 serving the bathrooms, and the proposed window to the first floor on the eastern (front) elevation of House 2 serving the staircase, shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and fixed shut unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall be permanently retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and privacy of adjoining properties and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

19. The development shall be carried out in accordance with the approved Biodiversity Mitigation Plan by Richard Bates of Abbas Ecology, dated 08 December 2016. The mitigation measures shall be implemented in full.

Reason: To ensure that protected species are not harmed during clearance/ construction works.

20. INFORMATIVE NOTE: The applicant is advised that for safety, consideration should be given to some form of lighting of the access lane prior to the occupation of development.

21. INFORMATIVE NOTE: This permission is subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL Liability Notice has been issued with this planning permission that requires a financial payment on commencement of development. Full details are explained in the notice.

22. INFORMATIVE NOTE: The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway this includes verges and/or shrub borders or beneath the crown spread of Council owned trees.

In accordance with paragraphs 186 and 187 of the NPPF the Council, as Local Planning Authority, takes a positive and proactive approach to development proposals focused on solutions. The

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Town Hall Bournemouth BH2 6DY  
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Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance:

The applicant/agent was updated of any issues after the initial site visit,

The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted by the Planning Board.