



Basingstoke and Deane

Basingstoke & Deane Borough Council
Civic Offices London Road
Basingstoke Hampshire RG21 4AH
Telephone (01256) 844844
Britdoc Code DX3008
Facsimile (01256) 845200
www.basingstoke.gov.uk

Ref: BDB/67951

Mr M Flower
CMF Property Consultants
Cufaude Manor
Cufaude Lane
Bramley
Basingstoke
RG26 5DN

NOTICE OF APPROVAL

Town & Country Planning Act 1990

Town & Country Planning (General Development Procedure) Order 1995

In pursuance of its powers under the abovementioned Act, the Council as Local Planning Authority hereby GRANTS planning permission for the:

Proposal: Erection of a detached five bedroom dwelling, alterations to existing garage and alterations to the existing access
Location Browns Farm, Milkingpen Lane, Old Basing, Basingstoke, RG24 7DE
Applicant: Mr & Mrs Reid

in accordance with your application, plans and particulars Location plan, 022.1679-S1, RER/06A, RER/05, RER/03C, RER/04B, RER/04B (to show basement), RER/03B, RER/01A, RER/02B, BS/01 and RER/TG/01A received on 15th February 2008, additional plan RER/SE/01 received on 10th March 2008 and 022.1679-S3 received 20 March 2008, unless otherwise agreed in writing with the Local Planning Authority, for the following reasons:

- 1 The proposal would preserve the special architectural or historic interest of the Listed Buildings, and as such complies with adopted policies and guidance, in particular Planning Policy Guidance Note 15; Planning and the Historic Environment; and Policy E2 of the Basingstoke and Deane Borough Local Plan 1996-2011.
- 2 The proposed development preserves and/or enhances the character of the Conservation Area and as such complies with adopted policies in particular Policy E3 of the Basingstoke and Deane Borough Local Plan 1996-2011.

and subject to compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

- 2 No development shall commence on site until samples of materials and finishes to be used for the external walls and roof of the proposed building to include a sample panel of brickwork showing the pattern of brick bond, mortar joints and colour of mortar have been submitted to and approved by the Local Planning Authority in writing. The sample panel should be erected on site and remain there for the duration of the works.
REASON: In the interests of the visual amenities of the area, the setting of the listed buildings and the amenities of the Old Basing Conservation Area.
- 3 No development shall commence on site until samples of materials and finishes to be used for the wall to the front of the site adjacent to Milkingpen Lane to include a sample panel of brickwork showing the pattern of brick bond, mortar joints, colour of mortar and proposed coping bricks have been submitted to and approved by the Local Planning Authority in writing. The sample panel should be erected on site and remain there for the duration of the works.
REASON: In the interests of the visual amenities of the area, the setting of the listed buildings and the amenities of the Old Basing Conservation Area.
- 4 No development shall take place on site until details of the joinery and joinery finishes to be used on the building has been submitted to and approved in writing by the Local Planning Authority. The approved stain shall be used before the dwelling hereby permitted is first occupied and shall be thereafter maintained, unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of visual amenity the amenities of the Old Basing Conservation Area and the Setting of the Listed Buildings and in accordance with Policies E1, E2 and E3 of the Basingstoke and Deane Borough Local Plan 1996-2011.
- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate) and details and samples of any proposed hard landscaping or surface treatment materials. The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or when the use hereby permitted is commenced. In addition, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.
REASON: To improve the appearance of the site in the interests of visual amenity, the setting of the Listed Buildings and the Amenities of the Old Basing Conservation Area in accordance with Policies E1 (ii), E2 and E3 of the Basingstoke and Deane Borough Local Plan 1996-2011.
- 6 Notwithstanding the provisions of Article 3 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 additional openings shall be inserted in the side elevations of the building without the prior permission of the Local Planning Authority on an application made for the purpose.
REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

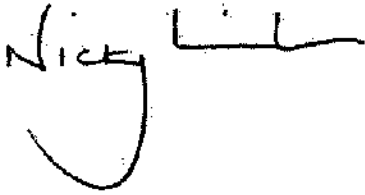
- 7 No works shall take place on site until a measured survey of the site has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels in relation to a nearby datum point which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed and thereafter maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To protect the privacy of the occupiers of adjoining properties and in the interests of the amenities of the Old Basing Conservation Area and the amenity of the setting off the Listed Buildings in accordance Policies E1, E2 and E3 of the Basingstoke and Deane Borough Local Plan 1996-2011.
- 8 The windows at first floor level to the bathrooms shall be glazed with obscured glass precise details of which, together with details of any means of opening, shall be submitted to and approved in writing by the Local Planning Authority before installation and shall be permanently maintained in that condition, unless otherwise agreed in writing by the Local Planning Authority
REASON: To protect the privacy of the adjoining property and to prevent overlooking, in accordance with Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.
- 9 No development or other operations shall commence on site, until a Tree Protection Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Tree Protection Method Statement shall detail the location and specification for the protective fencing of all retained trees and boundary hedges; identify areas for the storage and handling of building materials, a detailed specification for the utility and service installation and access driveway construction where this is adjacent to retained trees. The approved tree protection shall be erected prior to any site activity commencing and shall be maintained until the area is to be landscaped. The development shall be carried out in complete accordance with the approved Tree Protection Method Statement, unless otherwise agreed in writing by the Local Planning Authority. (Please refer to Sections 7, 8 and 9 of British Standards BS 5837 'Recommendations for Trees in Relation to Construction' 2005).
REASON: To ensure that reasonable measures are taken to safeguard protected/important landscape trees in the interests of the local amenities and the enhancement of the development itself, in accordance with Policies E1(ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.
- 10 No development shall commence on site until samples of materials and finishes to be used for the means of enclosure of the proposed building have been submitted to and approved by the Local Planning Authority in writing. The sample panel should be erected on site and remain there for the duration of the works.
REASON: In the interests of the visual amenities of the area, the setting of the listed buildings and the amenities of the Old Basing Conservation Area.
- 11 No development shall take place on site until details of provision to be made for the parking and turning on site of operatives' and construction vehicles during the contract period together with storage on site of construction materials has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented before development commences and retained and used for the intended purpose for the duration of the construction period and those areas shall not be used for any other purposes other than the parking and turning of vehicles and storage of construction materials respectively.
REASON: In the interests of highway safety and amenity.
- 12 No development shall take place on site until details of a refuse collection point has been submitted to and approved by the Local Planning Authority. The approved details shall be constructed before the occupation of any of the dwellings affected.
REASON: In the interests of highway safety.

- 13 No development shall take place on site until details of secure and visitor cycle parking have been submitted to and approved by the Local Planning Authority in writing. The agreed details shall be fully implemented before the dwelling is occupied and thereafter retained as cycle parking.
REASON: To support Policies on sustainable modes of travel.
- 14 No development shall take place on site until details of vehicle parking have been submitted to and approved by the Local Planning Authority in writing. The agreed details shall be fully implemented before the dwelling is occupied and thereafter retained as vehicle parking.
REASON: In the interest of highway safety.
- 15 No development shall take place on site until details of a scheme to prevent surface water discharging on to the highway has been submitted to and approved by the Local Planning Authority in writing. The agreed scheme shall be fully implemented before the dwelling is occupied and thereafter maintained.
REASON: In the interest of highway safety.
- 16 No development shall take place on site until details of the means of access has been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the proposed dwelling is occupied.
REASON: To ensure a satisfactory means of access to the highway.
- 17 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) fences or other means of enclosure at the existing access shall be set back to the sight lines shown on the approved plan before the development hereby permitted commences on site and these visibility splays shall thereafter be permanently kept free of obstacles.
REASON: In the interests of highway safety.

Notes to Applicant

- 1 The applicant is reminded that this planning permission does not give any indication of any consent necessary under the Planning (Listed Buildings and Conservation Areas) Act 1990 which may or not be required nor any indication that such consent will be forthcoming. The applicant is advised to contact the Head of Planning and Transport in this regard.
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 - 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.
 - 1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.
 - 1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £85 per request or £25 where

the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

A handwritten signature in black ink, appearing to read "Nicky". The signature is written in a cursive style with a large, sweeping initial 'N' and a horizontal line extending to the right.

Head of Planning and Transport

Date: 09/06/2008

It is important that you read the notes overleaf