Development Management
Application No F/13/73561
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08 May 2014

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/13/73561

In pursuance of their powers under the above Act and in accordance with your application received on 3 December 2013

the Council, as Local Planning Authority hereby PERMIT the following :

Description: Change of use from C1 guest house to A2 office
Site: 65a Bishopstoke Road, Bishopstoke, Eastleigh, SO50 6LA

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 100 Rev C, 001. Reason: For the avoidance of doubt and in the interests of proper planning.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety and it is in accordance with the policies and proposals of the development plan, comprising the Eastleigh Borough Local Plan Review [2001-2011], and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Revised Pre-Submission Eastleigh Borough Local Plan [2011-2029] the local planning authority is of the opinion that permission should be granted.

The following development plan saved policies and emerging draft local plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011, saved Policies [59.BE, 100.T, 104.T, 175.LB].

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies [DM1, DM9, DM10, DM23, DM24].

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, 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 applicant's attention is drawn to the potential of the building to support bat roosts, which are legally protected, and also the close proximity of the River Itchen, which is a designated river of European importance with special protection. Therefore, care must be taken out if carrying out maintenance / renovation to ensure that materials do no pollute the river. To ensure that the law isn't broken in respect of bat roosts, a bat survey is strongly recommended before carrying out any alterations to loft spaces or other roof voids, carrying out roof repairs or alternations or carrying out modifications to the building facades that could remove or block possible access points or features that bats may be roosting in or behind (including fire/burglar alarm housings). Bat surveys should be undertaken in accordance with current Bat Conservation Trust Best Practice Guidance (2012). Suitably qualified ecologists can be found using the professional directory of the Chartered Institute of Ecology and Environmental Management: http://www.cieem.net/members-directory. If any bats are discovered at any stage during works, the work must stop and a suitably qualified ecologist or Natural England, contacted for advice.



Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)