Development Management
Application No F/15/77732
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10 March 2016

**Town and Country Planning Act 1990**
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No. F/15/77732

In pursuance of their powers under the above Act and in accordance with your application received on 21 December 2015, with subsequent amendments dated

24/02/2016

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

**Description:** Change of use from domestic dwelling (C3) to residential care home (C2)
**Site:** 1 Pudbrooke Gardens, Hedge End, Southampton, SO30 4RA

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc 01 & E/204/PP. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) Prior to occupation of the development hereby approved, details of staff parking provision and arrangements for school pick-up and drop-off of residents shall be submitted to and approved in writing by the Local Planning Authority. These agreed arrangements shall then be implemented in full as long as the site remains within a

C2 use. Reason: In the interests of highway safety and the amenity of neighbouring residents.

(4) A total of no more than four residents can reside at the property at any one time. Reason: To prevent over intensive use of the site and protect the amenity of neighbouring residents.

(5) The development hereby approved shall be used as a residential care home and for no other purpose [including any other purpose in Class C2 of the Schedule to the Town and Country Planning [Use Classes] Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification]. Reason: In the interests of highway safety and local amenity.

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 Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 the Submitted Local Plan comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', 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 25.NC, 59.BE, 101.t & 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies DM1, DM9, 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.

Under the Town and Country Planning England Regulations 2012, a fee is required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)