Development Management
Application No F/15/77374
Your ref
Please ask for Gary Osmond
Direct dial 023 8068 8490
Hours of work Mon-Fri 9-5
e-mail gary.osmond@eastleigh.gov.uk

Ece Planning Limited
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

26 November 2015

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

Application No. F/15/77374

In pursuance of their powers under the above Act and in accordance with your application received on 9 October 2015, with subsequent amendments dated

23/11/2015

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

Description: Change of use from A1 (retail) & C3 (dwellinghouse) to ground floor office (B1 use) & first floor 2 bed flat (C3 use) with associated elevational alterations to building
Site: 108 Park Road, Chandler's Ford, Eastleigh, Hampshire, SO53 1HY

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 01 & 02A. 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) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) The development hereby permitted shall not be occupied until the parking areas and secure cycle storage have been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating motor vehicles and cycles associated with the approved development. Reason: To make provision for off street parking for the purpose of highway safety.

(5) The office use hereby permitted shall not operate except between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 on Saturdays and at no time on Sundays of recognised public holidays. Reason: To protect the amenity of the occupiers of nearby properties.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

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 & 120.E

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies DM1, DM9, DM11 & 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)