

BY EMAIL

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Application	PN/22/93015
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Tuesday 19 July 2022

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2

Application No. PN/22/93015

In pursuance of their powers under the above Act and in accordance with your application received on Monday 30 May 2022 the Council, as Local Planning Authority hereby give notice that **Prior Approval Granted** the following :

Description: Change of use from Commercial, Business and Service (use Class E) to Dwellinghouse (use Class C3).
Site: 25 SHAFTESBURY AVENUE, CHANDLER'S FORD,
EASTLEIGH, SO53 3BR

Subject to due compliance with the following conditions:

- 1 No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
 - a) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
 - b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
 - c) the parking of vehicles of site operatives and visitors;
 - d) measures to control the emission of dust and dirt generated by demolition and construction;
 - e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - f) provision for storage, collection, and disposal of rubbish from the development during construction period;
 - g) measures to prevent mud and dust on the highway during demolition and construction;

- h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- i) temporary lighting;
- j) protection of pedestrian routes during construction;

Reason: To limit the impact the development has on the amenity of the locality

- 2 Prior to occupation, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard surfacing and soft landscaping, including ecology enhancements, boundary treatments, and lighting and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard within 3 months of occupation.

Reason: In the interests of amenity and to provide ecology enhancements on site.

- 3 The development hereby permitted shall be implemented in accordance with the following plans numbered:
- Existing Floor Plans and Elevations 001 OGDEN EX1306
 - Location Plan 007 OGDEN LP-1306
 - Site Plan 009 OGDEN SP-1306
 - Proposed Floor Plans and Elevations (Natural Light Illustration) 010 OGDEN PR1306

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

Note to Applicant:

Development under Class MA is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

Note to Applicant:

It is a requirement that the applicant satisfies their obligations under Regulations 77 of the Conservation of Habitats and Species Regulations 2017 (as amended), in strict accordance with Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Failure to comply with this will mean that the development will have been unlawfully implemented.

In this instance appropriate mitigation is required to offset the development's impacts on the European Protected Site, in terms of additional recreational pressure (to the New Forest), and additional output of nutrients (nitrates and phosphates) arising from a net gain of residential accommodation.

Development must not commence until the Local Planning Authority has given its written approval for the development and appropriate mitigation has been secured against the developments harmful impacts on the European Protected

Site(s). Further information on Eastleigh Borough Council's Schemes are available:

Nitrates & Phosphates: <https://www.eastleigh.gov.uk/planning-and-building/nutrient-offset-schemes#:~:text=The%20Council's%20nitrate%20offer,our%20legal%20and%20administrative%20costs.>

New Forest: <https://www.eastleigh.gov.uk/media/5441/update-doc-4c-new-forest-interim-mitigation.pdf>

Note to Applicant: In the extremely unlikely event that a bat is found should permission be granted, works should stop immediately and Natural England informed: <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 38 of the National Planning Policy Framework 2021.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes