

Part 1: Planning permission for existing 2 bed flat (F/06/56903)

- Part 1 proves the existing use of land is lawful
- 65A Nutbeem Road, SO50 5JR is a two bed flat located in central Eastleigh
- It is located on the 1st floor of the building and accessed from a front door on Factory Rd
- Planning permission was granted under application F/06/56903 (conversion of existing house into 2no. 2 bed flats and 1no. studio flat with single storey rear extension and side porch)
- Please see Appendix A

Part 2: Previous planning permission to subdivide 65A Nutbeem into two smaller units (F/13/72330)

- Part 2 provides background information only – see Part 3 for the proposed development
- Separate planning permission was granted in 2013 to subdivide 65A Nutbeem Rd into 1 * 1 bed flat and 1 * studio flat (application ref F/13/72330, see Appendix B)
- An amendment to this application was also approved: subdivision into 2 * 1 bed flats (see Appendix C, and drawing J2944-01 Revision B)
- In this amended layout, the large bedroom is divided into two, and a new window is added overlooking Factory Road. See Appendix C
- (Please note, the current layout remains a 2 bedroom flat)

Part 3 Proposed development: Internal layout changes to create 1 * 3 bedroom flat

- Part 3 describes the proposed development, and compares it with the permission granted in Part 2
- The applicant does not want to convert 65A Nutbeem Rd into two separate units as detailed in Part 2
- *The applicant wants to convert the property from a 2 bed flat into a 3 bed flat (see Appendix D and drawing J2944-01 **Revision C**). He is seeking a Lawful Development Certificate to formalise this change in layout*
- Similar to the approved layout in Part 2, the large bedroom is divided into two, and a new window is added overlooking Factory Road
- Internal walls do not in themselves require planning permission. The proposed window is obscured glass. Permission was previously granted for a window overlooking Factory Rd. Conversion to a single 3 bedroom property is a less intensive change than conversion to two separate units, which has previously been granted planning permission
- Therefore the Lawful Development Certificate should be granted

Appendix A: Planning permission F/06/56903

Conversion of existing house into 2no. 2 bed flats and 1no. studio flat



Colin Peters
Head of Development Control

Civic Offices Leigh Road Eastleigh
Hampshire SO50 9YN
Telephone: 023 8068 8068
Fax: 023 8068 8261 Text: 07810 855550
www.eastleigh.gov.uk
Britdoc: DX122380 Eastleigh 2
Office Hours - Monday to Thursday
8.30am - 5pm - Friday 8.30am - 4.30pm

Extension Design Ltd (Fao: Mr R Stummer)
62 Foxtail Drive
Dibden Purlieu
Southampton
SO45 4NZ

Application No F/06/56903
Your ref
Date 19 June 2006
Please ask for David Palmer
Direct dial 023 8068 023 8068 8493
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail david.palmer@eastleigh.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Application No. F/06/56903

In pursuance of their powers under the above Act and in accordance with your application received on 27/04/2006, made valid on 27 April 2006, with subsequent amendments dated

18/05/2006

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

Description: Conversion of existing house into 2No. 2 bed flats and 1No. Studio flat with single storey rear extension and side porch
Site: 65 Nutbeem Road, Eastleigh, SO50 5JR

Subject to due compliance with the following conditions:

- (1) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- (2) The materials to be used must match as closely as possible, in type, colour and texture, those on the existing building. Reason: To ensure a satisfactory visual relationship of the new development to the existing.
- (3) No construction or demolition work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.



(4) The burning of materials obtained by site clearance or from any other source must not take place on this site without the prior written consent of the Local Planning Authority. Reason: In the interests of amenity.

(5) Details of the proposed treatment of the site boundaries must be submitted to and approved in writing by the Local Planning Authority and the approved measures must be implemented by a date to be agreed with the Local Planning Authority. Reason: In the interest of amenity.

(6) The parking spaces shown on the approved plans shall only be used in connection with the dwelling units hereby approved and for no other purpose unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure adequate on-site parking provision for the approved dwelling units remains available for that purpose and to prevent parking on the adjoining highway.

(7) Before development commences details and plans of the proposed cycle storage building must be submitted to and approved in writing by the Local Planning Authority and the approved measures must be implemented by a date to be agreed with the Local Planning Authority and thereafter retained on site. Reason: In the interests of the visual amenities of the area.

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, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

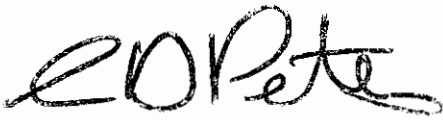
The following development plan policies are relevant to this decision and the conditions attached to it:

Hampshire County Structure Plan 1996 - 2011 [UB.3]

Eastleigh Borough Local Plan Review 2001-2011 [59.BE & 85.H]

Note to Applicant : Please be advised that residents of the hereby approved residential units will not be eligible to apply for on street car parking resident permits, business permits or visitor permits.





 C D Peters
Head of Development Control

N.B. See Enclosed Notes (PER)



Appendix B: Planning permission F/13/72330

Subdivide 65A Nutbeem Rd into 1 * 1 bed flat and 1 * studio flat

Mr Russell Hayes
65a Nutbeem Road
Eastleigh
SO50 5JR

Development Control
Application No F/13/72330
Your ref
Please ask for Steve Nangreave
Direct dial 023 8068 8254
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail steve.nangreave@eastleigh.gov.uk

02 July 2013

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

Application No. F/13/72330

In pursuance of their powers under the above Act and in accordance with your application received on 10 April 2013

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

Description: Conversion of 1no. 2 bed flat to 1no. Studio flat and 1no. 1 bed flat
Site: 65a Nutbeem Road, Eastleigh, SO50 5JR

Subject to due compliance with the following conditions:

(1) 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.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: J2944/01, J2944/02, J2944/03,
Reason: For the avoidance of doubt and in the interests of proper planning.

(3) No development shall start until details for the on site provision of cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle storage has been constructed in accordance with the approved details and thereafter retained and kept available. Reason: To ensure the adequate provision of on site facilities.

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, as listed below, and after due regard to all other relevant

material considerations including the National Planning Policy Framework and the emerging draft 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 [28.ES 59.BE 85.H100.T 101.T 104.T 147.OS].

Pre-submission Eastleigh Borough Local Plan 2011-2029 Policies [DM1 DM23 DM24 DM32 DM37].

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 now required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

Note to Applicant: This development is located within a resident's parking scheme and it is Council policy that residents of all new developments will not be eligible for parking permits. The term development means the construction of new or replacement buildings or alterations to existing buildings that result in an increased demand for parking not catered for within the development.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)

Appendix C: Amendment to planning permission F/13/72330

Subdivision into 2 * 1 bed flats

Mr Russell Hayes
65a Nutbeem Road
Eastleigh
SO50 5JR

Development Management
Application No F/13/72330
Your ref
Please ask for Tracy Payne
Direct dial 023 8068 3346
Working hours M&T 9.30-5 W&T&F 9.30-2
e-mail tracy.payne@eastleigh.gov.uk

11 May 2016

Dear Sir

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

**Planning Permission F/13/72330
Conversion of 1no. 2 bed flat to 1no. Studio flat and 1no. 1 bed flat**

65a Nutbeem Road, Eastleigh, SO50 5JR

I refer to your application and plans numbered J2944/01 Rev B received on **5th April 2016** showing the following changes to the planning permission:

Amendments to internal layout to create 2 no. 1 bed flats.

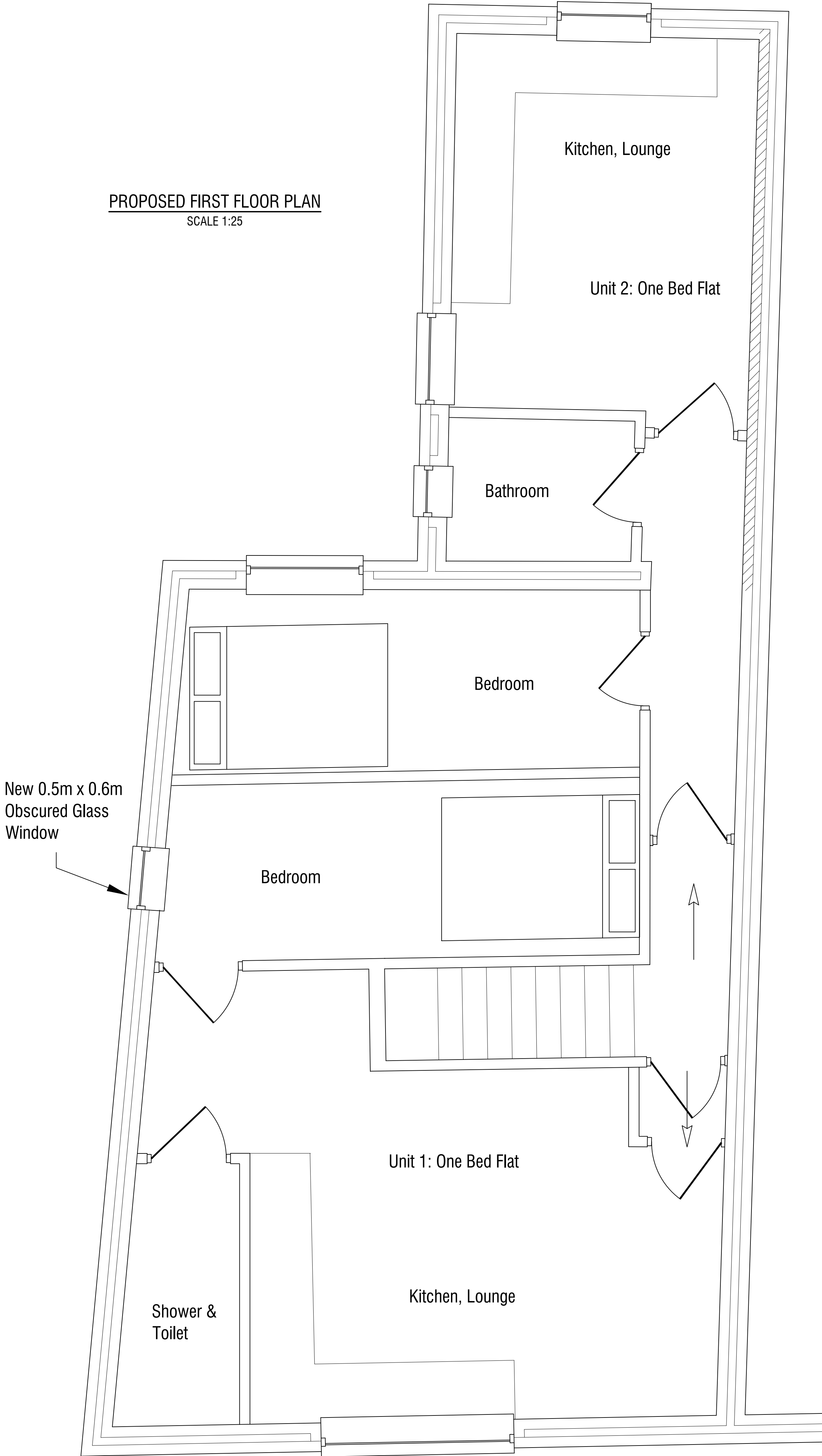
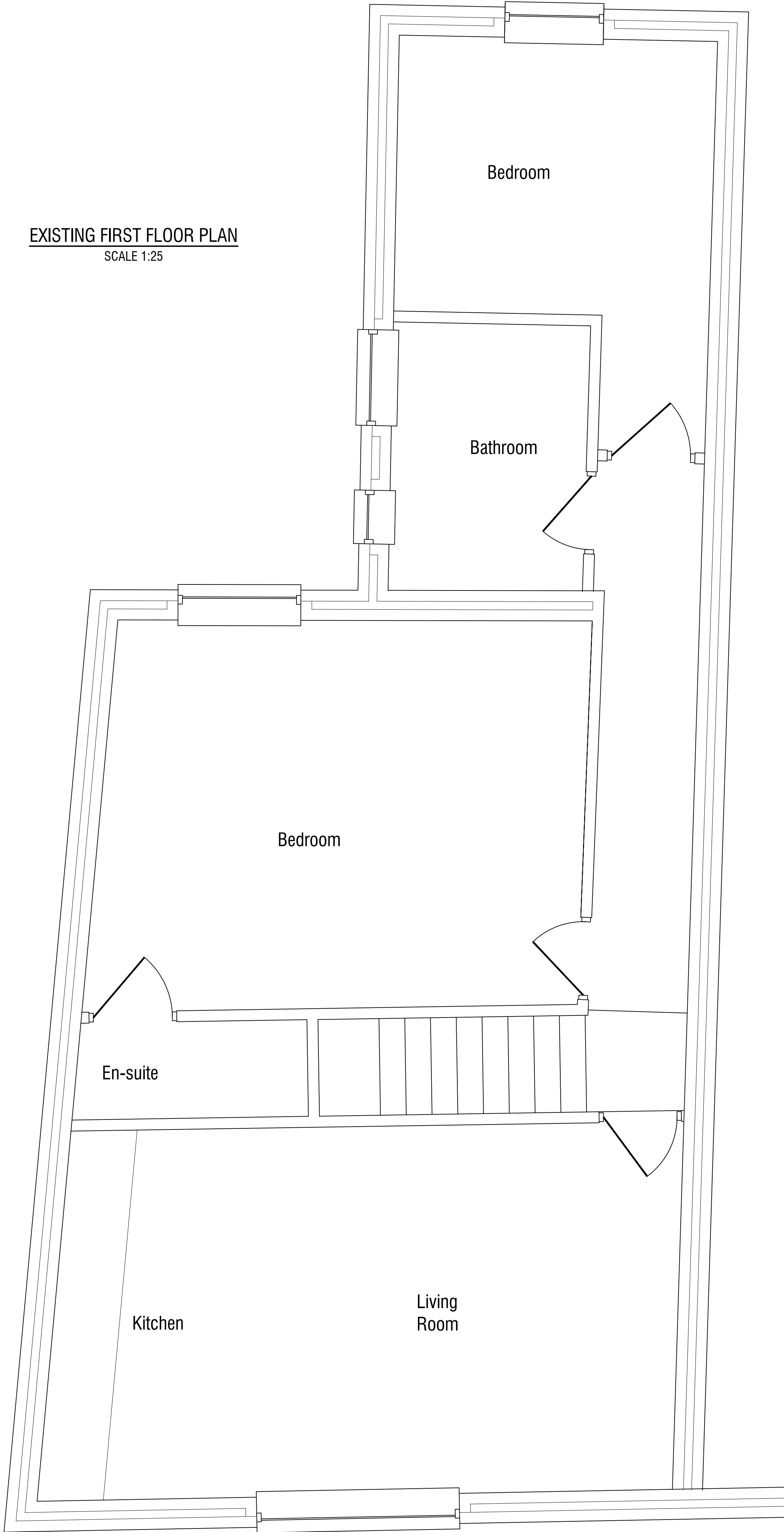
I have examined your drawings and consider that the revisions can be treated as a non-material amendment to the above planning permission and as such they are hereby permitted.

The conditions specified on the original planning permission will continue to apply.

Yours faithfully



Louise O'Driscoll
Head of Development Management



NOTES
1. PARTY WALL TO BE LINED WITH ACOUSTIC INSULATION TO MINIMISE NOISE AND DISTURBANCE.

B	04.04.16	AMENDED LAYOUT	GC
A	13.03.13	ISSUED FOR PLANNING	MDP
REV	DATE	DESCRIPTION	BY

Patterson Reeves & Partners
Consulting Civil & Structural Engineers

PRP

Westleigh House
85 Leigh Road
Eastleigh
Hampshire
SO50 9DQ
Tel: 023 80 488488
Fax: 023 80 481111
www.pattreev.co.uk

PROJECT
**65A NUTBEEM ROAD
EASTLEIGH**

TITLE
**CONVERSION OF 1 No. 2 BED FLAT
TO 2 No. 1 BED FLATS
EXISTING & PROPOSED LAYOUT**

CLIENT
Mr HAYES

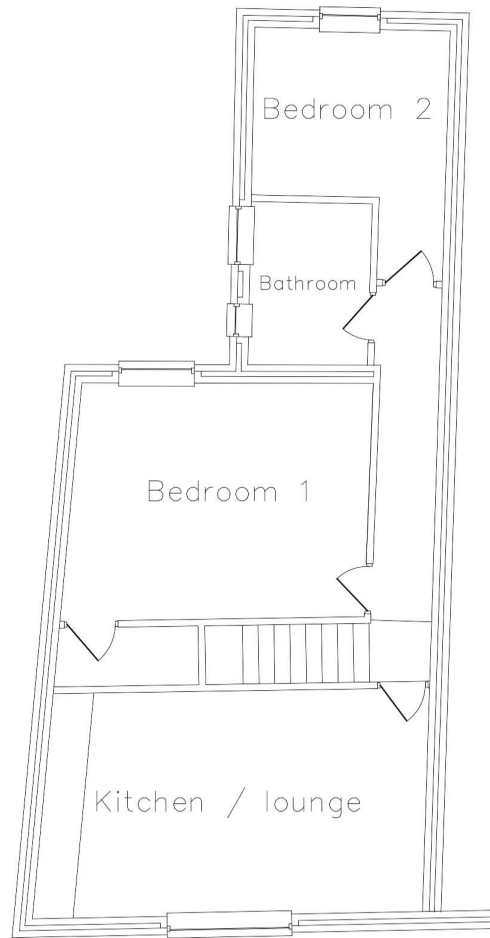
DATE	April 2016	SCALE	AS SHOWN	REV	B
DRAWN	MDP	CHECKED			

DWG No. **J2944 / 01**

Appendix D: Proposed development

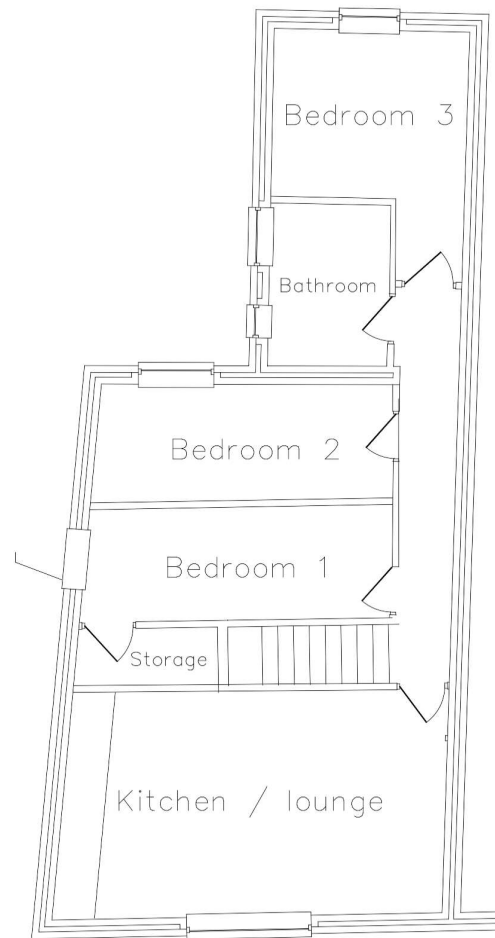
Conversion of 65A Nutbeem Rd into 1 * 3 bed flat, as shown on drawing

J2944-01 Revision C



EXISTING FIRST FLOOR:
2 BEDROOM FLAT

New
0.9m x
0.8m
obscured
glass
window



DRAWING J2944-01 REVISION C
PROPOSED FIRST FLOOR:
3 BEDROOM FLAT