

BY EMAIL

MRS CARIANNE WELLS
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SO31 7GH

Application	F/22/93744
Please ask for	Rachael Morris
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Thursday 10 November 2022

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

Application No. F/22/93744

In pursuance of their powers under the above Act and in accordance with your application received on Monday 3 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use from C4 HMO to Sui Generis HMO for more than 6 persons with cycle store to rear
Site: 156 SOUTHAMPTON ROAD, EASTLEIGH, SO50 5QX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PG.6169.21.5.Rev C and 1

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 2.no fresh air filters to bedroom 5 and bedroom 6, as marked on the plan numbered PG.6169.21.5.Rev C, shall be fitted and in operation prior to occupation of the 7th bedroom hereby approved.

Reason: to ensure suitable fresh air and reduce noise and pollution levels within the Air Quality Management Area

Note to Applicant: Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within CAP 1096 the Guidance to crane users on the crane notification process and obstacle lighting and marking.

Note to Applicant: The landlord will also have to submit an application for a variation to the existing HMO licence to maintain compliance and the additional bedroom should not be occupied before any such varied licence has been granted & issued.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes