

BY EMAIL

MRS SUSAN VINE
22A SUMMERLANDS ROAD
FAIR OAK
EASTLEIGH
SO50 7AT

Application	PN/22/93927
Please ask for	Rachael Morris
Direct dial	023 8068 8463
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Thursday 24 November 2022

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class O

Application No. PN/22/93927

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 13 October 2022 the Council, as Local Planning Authority hereby **Granted Prior Approval** the following :

Description: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouse (Use Class C3).
Site: 22A SUMMERLANDS ROAD, FAIR OAK, EASTLEIGH, SO50 7AT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 001, 001 Rev 005, and 002

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>

New Forest: <https://www.eastleigh.gov.uk/planning-and-building/recreational-disturbance>

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 dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes