

BY EMAIL

MR MATTHEW HOLMES
SPRUCE TOWN PLANNING LTD
OFFICE 9
FLEMING COURT BUSINESS CENTRE
LEIGH ROAD
EASTLEIGH
SO50 9PD

Application	PN/22/93831
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Thursday 24 November 2022

Application No. PN/22/93831

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 15 September 2022 the Council, as Local Planning Authority hereby **Granted Prior Approval** the following :

Description: Prior Notification Application for the change of use of the ground floor and the rear of the first floor of the building into 2no. one bed dwellings (internal alterations only). The first -floor office unit at the front of the building is not affected by this application.

Site: 59 LEIGH ROAD, EASTLEIGH, SO50 9DF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P01revA, P02revB, P03revC & P04revA
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 Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 3 The development hereby permitted shall not be occupied until a mechanical ventilation system (type 4 with heat recovery) has been installed in accordance with the approved Environmental Noise Impact Assessment by Impact Acoustics (referenced IMP7275-1).
Reason: To protect the future residents of the property from external noise sources.

- 4 In the event that contamination is found when carrying out the approved development it must be immediately reported to the Environmental Health Unit. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required, the development shall not be brought into use until a completion certificate for the remediation work has been submitted to and approved in writing by the Local Planning Authority.
Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

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".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes