

MR SAMUEL KING  
KING ARCHITECTURE & DESIGN  
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|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Application    | F/22/93663                                                                           |
| Please ask for | Rachael Morris                                                                       |
| Direct dial    | 023 8068 8463                                                                        |
| Working hours  | Mon to Fri 8:30am to 5pm                                                             |
| Email          | <a href="mailto:rachael.morris@eastleigh.gov.uk">rachael.morris@eastleigh.gov.uk</a> |

Wednesday 21 December 2022

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

Application No. F/22/93663

In pursuance of their powers under the above Act and in accordance with your application received on Friday 7 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Single storey rear extension to enlarge the two existing retail units with associated landscaping works to the rear to provide off road parking with 3no. garages to the rear, including a surface upgrade to the existing side access following the demolition of an existing garage structure.

**Site:** 143 and 145 Passfield Avenue, Eastleigh, SO50 9NH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: MS-000 Rev A, MS-100 Rev A, MS-101 Rev A, MS-101 Rev A, MS-103 Rev A, MS-201 Rev A, MS-202 Rev A, P-100 Rev D, P-101 Rev C, P-102 Rev C, P-103 Rev C, P-201 Rev C, and P-202 Rev C

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 materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 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) measures to control the emission of dust and dirt generated by demolition and construction works, including measures to prevent mud on the highway;
  - b) a scheme for controlling noise and vibration from demolition and construction activities [including details of any piling];
  - c) 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];
  - d) location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
  - e) the parking of vehicles of site operatives;
  - f) provision for storage, collection, and disposal of rubbish from the development during construction period.

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

- 5 Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Reason: to ensure public sewers are protected

- 6 The additional parking located to the rear of 143 and 145 Passfield Avenue shall be used for the sole purpose of accommodating staff and residential car parking for those employed and/or living at 143 and 145 Passfield Avenue only and shall not be used by clients/customers/patients/visitors of the units.

Reason: To reduce the number of vehicular movements down the private alleyway adjacent to no.143 and no.145 Passfield Avenue and in the interest of the amenities of the adjoining residential properties which also use this private alleyway for their access

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

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 that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield  
Executive Head for Planning and Economy

N.B. See Attached Notes