

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

Application	F/22/94362
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 12 January 2023

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

Application No. F/22/94362

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 8 December 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Replace the existing shopfront with 1no. bay window on North East Elevation (in connection with the conversion of the building to residential use approved under PN/22/93831).
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 & P06
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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building and adjoining semi detached property at 57 Leigh Road.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.

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