

BY EMAIL

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INSPIRED PARTNERSHIP LIMITED
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Application	F/22/94204
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Wednesday 15 February 2023

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

Application No. F/22/94204

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 1 December 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use from Class C3 (dwellings) to Class C3b incorporating alterations to create two separate dwellings to provide supported living for two residents including support worker accommodation.

Site: THE BAYS, UPPER NORTHAM DRIVE, HEDGE END, SOUTHAMPTON, SO30 4BG

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 428_2001 4 01 (Location Plan); 428_2002 5 01 (Block Plan) and 428_2004 7 02 (Proposed Plans and Elevations).

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Each unit hereby permitted shall be occupied solely as supported living accommodation for a single occupant within Use Class C3(b), and at no time shall be let or sold separately as a private residential dwelling.

Reason: To ensure that the use would not be intensified to protect the character and appearance of the area and the amenities of neighbouring residents.

- 4 Prior to the first occupation of the approved development, supporting information to confirm the predicted internal mains water consumption will achieve a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To achieve water efficiency requirements in the interest of environmental sustainability, in accordance with Policy DM2 of the Eastleigh Borough Local Plan 2016-2036.

- 5 The front forecourt shown on the approved plans shall be retained as a parking area and shall not be used for any purpose other than the turning, parking, loading and unloading of vehicles.

Reason: To make provision for off street parking for the purpose of highway safety.

- 6 Prior to occupation of the development hereby permitted, provision shall be made for the secure storage of 2 x bicycles on the site and shall be retained thereafter for cycle storage purposes only.

Reason: To encourage alternative means of transport in accordance with Policy DM13 of the Eastleigh Borough Local Plan 2016-2036.

- 7 The proposed new windows and doors shall match in type, colour and texture those used on the existing building unless alternative details have otherwise been submitted to and agreed in writing by the Local Planning Authority.

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, 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