

BY EMAIL

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Application	PN/23/94742
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Wednesday 5 April 2023

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Classes M and N

Application No. PN/23/94742

In pursuance of their powers under the above Act and in accordance with your application received on Friday 24 February 2023 the Council, as Local Planning Authority hereby **Refused Prior Approval** the following :

Description: Prior approval under Part 3 Class M for change of use from hot food takeaway into a ground floor 2-bedroom flat (use Class C3), including external alterations.

Site: FOXCOTTE, PORTSMOUTH ROAD, BURSLEDON,
SOUTHAMPTON, SO31 8EP

Subject to due compliance with the following conditions:

- 1 Insufficient evidence has been provided to demonstrate that the proposals would not result in an adverse impact upon the vitality and viability of the Lowford Village Centre. The proposals are therefore contrary to Policies DM1 and DM22 of the Eastleigh Borough Local Plan (2016-2036) and the aims and objectives of the National Planning Policy Framework (2021).
- 2 The proposed window on the eastern elevation would fail to provide adequate light to a habitable room. The proposal would, therefore, fail to provide an appropriate standard of living environment for future occupiers contrary Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the aims and objectives of the National Planning Policy Framework (2021).
- 3 The proposed change of use from hot food takeaway to dwellinghouse fails to provide an appropriate standard of internal living accommodation for future occupiers as required by the Town and Country Planning (General Permitted Development) Order 2015 (as amended), contrary to Policy DM30 of the Eastleigh Borough Local Plan (2016-2036), the Nationally Described Space

Standards (2015) and the provisions of the NPPF (2021).

Note to Applicant: The application was refused following the assessment of the following plans: Block Plan and Location Plan (10530-PL-01 Rev A), Side Plan and Cycle Store (10530-PL-02 Rev A), Existing Plans and Elevations (10530-PL-03 Rev A), Proposed Plans and Elevations (10530-PL-04 Rev A). In accordance with paragraph 38 of the National Planning Policy Framework (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 written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes