

MR KEITH SANSOM  
3 THE CENTRAL PRECINCT  
WINCHESTER ROAD  
CHANDLER'S FORD  
EASTLEIGH  
SO53 2GA

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Application    | PN/23/94808                                                                          |
| Please ask for | Rachael Morris                                                                       |
| Direct dial    | 023 8068 8463                                                                        |
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Wednesday 14 June 2023

**The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class O**

Application No. PN/23/94808

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 19 April 2023 the Council, as Local Planning Authority hereby **Grant Prior Approval** for the following :

|                     |                                                                                                                                                     |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description:</b> | Prior approval for change of use from commercial, business and service (Use Class E) to dwellings (Use Class C3) a single unit flat over two floors |
| <b>Site:</b>        | 5A THE CENTRAL PRECINCT, WINCHESTER ROAD,<br>CHANDLER'S FORD, EASTLEIGH, SO53 2GD                                                                   |

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, FP 01, FP 02 and EL 01

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

Note to Applicant: Development under Class MA is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

Note to Applicant: It is a requirement that the applicant satisfies their obligations under Regulations 77 of the Conservation of Habitats and Species Regulations 2017 (as amended), in strict accordance with Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Failure to comply with this will mean that the development will have been unlawfully implemented.

In this instance appropriate mitigation is required to offset the development's impacts on the European Protected Site, in terms of additional recreational pressure (to the New Forest), and additional output of nutrients (nitrates and phosphates) arising from a net gain of residential accommodation.

Development must not commence until the Local Planning Authority has given its written approval for the development and appropriate mitigation has been secured against the developments harmful impacts on the European Protected Site(s). Further information on Eastleigh Borough Council's Schemes are available:

Nitrates & Phosphates: <https://www.eastleigh.gov.uk/planning-and-building/nutrient-offset-schemes>

New Forest: <https://www.eastleigh.gov.uk/planning-and-building/recreational-disturbance>

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 dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield  
Executive Head for Planning and Economy

N.B. See Attached Notes