

MR ROB WILES
KODE ARCHITECTURE
47 RAMLEY ROAD
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Application	F/23/94881
Please ask for	Clare Martin
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Wednesday 19 July 2023

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

Application No. F/23/94881

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 15 March 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use and subdivision of building to create 2no. commercial units (Class E) on ground floor and 3no. one bed flats split over ground and first floor with bin and cycle storage and external alterations. The existing building contains 1no. commercial unit (Class E) on ground floor and 1no. two bed flat on first floor.

Site: 33-34 VICTORIA ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: KA/2023/J03.01, KA/2023/J03.02, KA/2023/J03.04, KA/2023/J03.05 & KA/2023/J03.06
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 No development shall commence until a noise assessment has been submitted to and approved in writing by the Local Planning Authority. The noise assessment shall include external noise levels (reflected and re-radiated noise) and mitigation (including sound insulation of the building envelope, orientation

of habitable rooms away from major noise sources and details of acoustically attenuated mechanical ventilation to achieve internal room standards in accordance with the criteria of BS8233:2014).

Reason: To protect future residents from commercial noise.

- 4 No dwelling shall be occupied until a post installation noise assessment (to confirm compliance with the sound criteria and outline any additional steps to mitigate noise) has been submitted to and approved in writing by the Local Planning Authority and all approved mitigation measures fully installed and thereafter permanently retained.

Reason: To protect future residents from commercial noise.

- 5 No dwelling shall be occupied until evidence showing that mitigation is in place to offset the impact of increased nitrates from the development on the Solent and Southampton Water SPA/ Ramsar site has been submitted to and approved in writing by the Local Planning Authority. A vesting certificate is acceptable evidence for the Eastleigh Borough Council nitrate mitigation schemes.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017 (as amended).

- 6 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 existings.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 7 The development hereby permitted shall not be occupied until the bin/ cycle store and external areas have been provided in accordance with the approved plans and thereafter retained. Reason: To make provisions for the new dwellings.

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, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes