

TONY ALLEN
THE OLD FIRE STATION EC
SALT LANE
SALISBURY
SP1 1DU

Application	PN/23/95595
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
Email	rebecca.altman@eastleigh.gov.uk

Friday 25 August 2023

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2

Application No. PN/23/95595

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 18 July 2023 the Council, as Local Planning Authority hereby **Prior Approval Granted** the following :

Description: Change of use from Class E to C3 .To form 5.no apartments.
Site at first floor front only.
Site: 105-111 WINCHESTER ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 2GH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 23.1371/001 A – Location and Block Plans
 - 23.1371/101 – Proposed GF Plan
 - 23.1371/102 – Proposed 1F Plan – Front Building
 - 23.1371/001 – Existing First Floor Plan
 - 23.1371/005 – Existing Elevations
 - 23.1371/002 – Existing GF Plan
 - 23.1371/006 Existing Elevations A and B

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

- 2 Prior to occupation of the dwellings hereby permitted, a post-installation Noise Assessment shall be carried out and a report submitted to and approved by the Local Planning Authority to confirm that internal noise levels within the dwellings would comply with BS8233:2014 for 'non anonymous' noise, in accordance with the recommendations of the submitted Noise Impact Assessment (DAA Group, 24 June 2024 Issue 01).

Reason: To ensure that future occupants would not be adversely affected by external noise, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 3 Prior to occupation of the dwellings hereby permitted, full details of the secure cycle storage as indicated on Plan ref. 23.1371/001 A, shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage shall thereafter be installed in accordance with the approved details and maintained for cycle storage purposes only.

Reason: To encourage the use of alternative means of transport to the private car, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

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 Regulation 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#:~:text=The%20Council's%20nitrate%20offer,our%20legal%20and%20administrative%20costs.>

New Forest: <https://www.eastleigh.gov.uk/media/5441/update-doc-4c-new-forest-interim-mitigation.pdf>

Note to applicant: The applicant is advised that there is an extract flue on the adjacent premises that may cause odour impacts on future residents. It would be advised to assess the potential odour impacts and provide mitigation where required.

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