

Morris, Rachael

From: Jackson-Hookins, Warren
Sent: 28 September 2023 13:20
To: Morris, Rachael
Cc: Planning Policy
Subject: RE: Planning App Consultation Request Internal PN/23/95955

Hi Rachael

Whilst not forming part of the conditions that apply for assessing the proposal against, the site is covered by criteria 1.a.ii. in Policy E3, Eastleigh town centre. This supports the redevelopment of this block to the east of Upper Market Street whereby retail use on the lower and ground floor and residential uses on upper floors along with a number of other noted uses will be acceptable.

It is observed that the retail use is proposed to be somewhat reduced to what appears to be either two very small units (which could raise questions on their likely viability being under 30sq.m each) or one small unit in terms of the available floorspace. It is also observed that the ground floor frontage onto Leigh Road would be retained, which along with the proposed flats on the first and second floors, will help to maintain the vitality and viability of Eastleigh town centre.

It is also noted that each of the proposed flats will meet the national space standards in accordance with Policy DM30, Internal space standards for new residential development.

One of the most important conditions for consideration which applies to this proposal is the provision of adequate natural light in all habitable rooms for the proposed flats. Criteria 1.a.i in Policy DM1, General criteria for new development is relevant with regards to the existing windows and whether there will be adequate outlook, daylight and natural ventilation provided in each of the habitable rooms. This should provide a good degree of residential amenity for the future occupants.

Let me know if you wish to discuss further or if there were other issues you wanted to explore with this prior notification.

Kind regards,

Warren

Warren Jackson-Hookins

Planning Policy Specialist

Strategy - Strategic Planning

Ext.: 3829

From: Planning Policy <Planning.Policy@eastleigh.gov.uk>
Sent: Friday, September 15, 2023 2:35 PM
To: Jackson-Hookins, Warren <Warren.Jackson-Hookins@eastleigh.gov.uk>
Subject: FW: Planning App Consultation Request Internal PN/23/95955

From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>
Sent: Thursday, September 14, 2023 3:10 PM

To: Planning Policy <Planning.Policy@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal PN/23/95955

Application No: PN/23/95955

Address: 2 LEIGH ROAD, EASTLEIGH, SO50 9FH

Description: Conversion of Class E units to 7.no 1-bedroom flats (Class C3) with the retention of Class E units to the ground floor frontage and first floor rear. Removal of portacabin at rear and erection of refuse/cycle storage.
Existing portacabin removed at rear to provide refuse and cycle storage.

Would you please let me have your observations on the above application.

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: rachael.morris@eastleigh.gov.uk

Phone/Ext: 023 8068 8463

Kind regards,

Planning