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Application	F/23/95786
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Thursday 5 October 2023

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

Application No. F/23/95786

In pursuance of their powers under the above Act and in accordance with your application received on Friday 4 August 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use from C4 HMO to HMO for more than 6 unrelated persons (8 bedrooms)
Site: 29 TWYFORD ROAD, EASTLEIGH, SO50 4HD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL07 & PL08 revC
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 The development hereby permitted shall not be occupied until details for the boundary treatment along Shakespeare Road has been submitted to and approved in writing by the Local Planning Authority and installed on the site and thereafter retained.
Reason: In the interests of residential and visual amenity.
- 4 The development hereby permitted shall not be occupied until the fresh flimmer acoustic filters, replacement double glazed windows and sound proofing have

been installed in accordance with the approved details (as per proposed 8 person HMO plan reference PL/09) and thereafter retained and maintained in good working order.

Reason: To protect the dwelling's residents from undue noise and pollution.

- 5 The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence.
Reason: To make provision for off street parking for the purpose of highway safety.
- 6 The development shall not be occupied until the amenity area and secure cycle storage has been provided in accordance with the approved plans and thereafter retained.
Reason: In the interest of sustainability.
- 7 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (September 2023), 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". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes