

MR ROB WILES
KODE ARCHITECTURE
47 RAMLEY ROAD
LYMINGTON
SO41 8GZ

Application	PN/23/96241
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Thursday 23 November 2023

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

Application No. PN/23/96241

In pursuance of their powers under the above Act and in accordance with your application received on Monday 16 October 2023 the Council, as Local Planning Authority hereby **Prior Approval Granted** the following :

Description:	Prior notification application under Class MA for the partial conversion of the ground floor from 1no. commercial unit (Class E) to 2no. dwellings (Class C3). A smaller commercial unit will be retained at the front of the property.
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 J36 A100, KA 2023 J36 A101, KA 2023 J36 A102, KA 2023 J36 A103, KA 2023 J36 A200 & KA 2023 J36 A201
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 Schedule 2, Part 3, Class MA of the Town and Country Planning General Permitted Development Order 2015.

- 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, 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 The development hereby permitted 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 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 that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes