

ROB WILES
47 RAMLEY ROAD
LYMINGTON
SO41 8GZ

Application	PN/26/100792
Please ask for	Katie Lasham
Direct dial	023 8068 8339
Working hours	Mon to Fri 8:30am to 5pm
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Thursday 26 February 2026

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

Application No. PN/26/100792

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 20 January 2026 the Council, as Local Planning Authority hereby **Prior Approval Granted** the following :

Description: Prior approval for partial change of use from commercial, business and service (Use Class E) to 8.no 1-bedroom flats (Use Class C3) at first and second floor.
Site: 47-51 First Floor Leigh Road, Eastleigh, SO50 9DF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: A101, A108 rev B, A109, A110, A111, A112, A113, A114.

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

- 2 Prior to first occupation of the development, the glazing and ventilation scheme shall be installed in full accordance with the recommendations and specifications set out in the approved Noise Impact Assessment (24Acoustics reference R10835-2 Rev 0 dated 20th February 2026). The approved measures shall be permanently retained and maintained thereafter.

Reason: In the interest of residential amenity of neighbouring occupiers and future occupants.

- 3 Prior to the first occupation of the dwellings hereby permitted, the parking spaces shown on the approved plans (Plan Number 108 rev B) shall be allocated and designated to the respective units within the building. These spaces shall thereafter be permanently retained for the parking of vehicles and for no other purpose.

Reason: For highway safety of the surrounding area.

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 Regulations 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 be occupied 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>

New Forest: <https://www.eastleigh.gov.uk/planning-and-building/recreational-disturbance>

Note to applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 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 that reads "N Parker".

Nicholas Parker
Planning Manager