

KEVIN PORTSMOUTH
46 HIGH STREET
WEST END
SOUTHAMPTON
SO30 3DR

Application	F/26/101048
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

Tuesday 12 May 2026

Application No. F/26/101048

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 18 March 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of Use of ground floor only from Shop (Class E) to Café (Class E) & Bar in the evenings (Sui Generis).
Site: 46 HIGH STREET, WEST END, SOUTHAMPTON, SO30 3DR

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: GA-001, GA-004RevE & GA-005.
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 cafe/ bar hereby permitted shall not be brought into use until a verification report with the results of the post-installation airborne sound insulation testing has been submitted to and approved in writing by the Local Planning Authority. The testing shall be undertaken between the commercial premises at ground floor and the residential accommodation on the first floor. The verification report must be produced by a qualified acoustic consultant and confirm compliance with the recommendations of Paragraph 4.3.3 of the Noise impact Assessment by Polaris Acoustics dated 31st March 2026 (referenced P1950-PA-ZZ-REP-

01). If the testing identifies that the required performance standard has not been achieved, details of additional sound insulation measures and further post-installation airborne sound insulation testing shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of the first floor resident.

- 4 The development hereby permitted shall not operate outside of the following hours: Monday to Thursday 7am to 9pm, Friday to Saturday 7am to 10pm and Sunday 7am to 8pm.

Reason: To protect the amenity of the occupiers of nearby properties.

- 5 Any music played at the premise shall be limited to low-level background music only. No noise from amplified music, or associated equipment, shall be audible outside of the building or within the first floor residential property.

Reason: To protect the amenity of the occupiers of nearby properties.

- 6 The car parking for the cafe/ bar hereby approved shall be provided in accordance with the site plan - parking referenced GA-005. The three car parking spaces shown behind 46 High Street shall be permanently available for staff parking for the cafe/ bar. The eight car parking spaces behind 44B High Street shall be available for customers of the bar between the hours of 5.30pm until the cafe/ bar has closed.

Reason: To ensure adequate provision of on site car parking for the cafe/ bar.

- 7 The cafe/ bar hereby permitted shall not be brought into use until secure cycle storage able to accommodate at least three bicycles has been provided at the premise.

Reason: To ensure the adequate provision of on site cycle storage for the purpose of highway safety

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), 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.

Note to Applicant: New signage at the premise will need to be approved under a separate advert consent.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line drawn underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes