

MATTHEW HOLMES
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SO50 9PD

Application	PN/26/101547
Please ask for	Katie Lasham
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Thursday 6 August 2026

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

Application No. PN/26/101547

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 25 June 2026 the Council, as Local Planning Authority hereby **Prior Approval Granted** the following :

Description: Prior Notification Application Under Class MA for the change of use from office / workshop to 1no. two bed dwelling.
Site: 91A THE CRESCENT, EASTLEIGH, SO50 9BJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
Location Plan: LP.01
Proposed Block Plan: Block01 rev A
Proposed Floor Plans: FP.O2
- 2 The development hereby approved shall not be occupied until the existing canopy located at the rear of the site has been demolished in its entirety and all resultant materials have been removed from the land.

Reason: To ensure adequate provision of daylight is provided to future residents.

- 3 No part of the development hereby approved shall be occupied until a 1.8-metre-high fence has been fully erected along the rear boundary of the site as

shown on drawing number: Block01 rev A. Furthermore, the dwelling shall not be occupied until the existing double gate to the northern boundary of the site is replaced with 2no. single gates as shown on drawing number: Block01 rev A. The fence and gates shall thereafter be retained and maintained as such in perpetuity.

Reason: To safeguard the privacy and amenity of neighbouring residents and future occupants.

- 4 The building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Reason: To ensure the building remains in residential use in accordance with the provisions of the General Permitted Development Order and to safeguard the character and amenity of the area.

Note to Applicant: No occupants of the development hereby approved shall be eligible to receive a residents' parking permit within the local Controlled Parking Zone (CPZ).

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 decision 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 accordance with paragraph 39 of the National Planning Policy Framework (Dec 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.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes