

APPLECORE PDM
21 MIDDLE ROAD
PARK GATE
SOUTHAMPTON
SO31 7GH

Application	F/25/100606
Please ask for	David Huckfield
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Thursday 13 August 2026

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

Application No. F/25/100606

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 11 December 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use from commercial use to 7 bedroom House in Multiple Occupation, to include construction of single storey rear extension, dormer to rear roofslope and front rooflights, with associated landscaping and provision of car parking.

Site: 71 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: 1 (Cycle Storage Shed), PG.1144-25-01 (Existing Floor Plans & Elevations), PG.1144-25-02 Rev J (Proposed Floor Plans and Roof Plan), PG.1144-25-03 Revision C (Proposed Elevations), PG.1144-25-04 Revision D (Proposed Site Plan, Block Plan and Location Plan).

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 With the exception of the flat roof of the rear extension which shall accord with the details shown on approved drawing number PG-1144-25-03 Revision C, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match as closely as possible in type, colour and texture to those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 All construction work shall be undertaken in accordance with the measures set out within the submitted Construction Environment Management Plan (February 2026) and Appendix 1 of the Emergence Survey Report - Bats (Chase Ecological Consultancy, Ref. CE5122-01)

Reason: In the interests of highway safety, amenity and biodiversity.

- 5 A pre-commencement inspection shall be carried out by a bat licensed ecologist prior to any works commencing on site in order to confirm whether there is any fresh evidence of bats or additional bat activity. Should any such evidence be identified, a protected species licence will be required to be obtained. Works shall then only be undertaken in accordance with the requirements of the licence.

Reason: In the interests of biodiversity and to prevent harm to bats.

- 6 Prior to first occupation of the development, the noise mitigation measures shown on drawing number PG-1144-25-02 Rev J (comprising the installation of a mechanical ventilation system, acoustic glazing and acoustic plasterboard, in the locations as denoted on this drawing) shall be installed in full in accordance with the approved plans. The approved measures shall then be retained and maintained in full working order throughout the lifetime of the development.

Reason: In the interests of the protecting the amenity of the future occupiers of the development as the application site is subject to significant levels of noise due to its proximity to the adjacent highway (Leigh Road).

- 7 The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local

Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for which they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nutrient impacts arising from the development upon the European protected Solent Complex and River Itchen in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 8 Prior to first occupation of the development hereby approved, the vehicle parking, bin storage and secure covered cycle storage (which shall be for a minimum of seven cycles) shall be provided in accordance with approved drawing numbers 1 and PG-1144-25-04 Revision D and thereafter permanently retained.

Reason: To make provision for off street parking in the interests of highway safety, encourage the use of sustainable modes of transport and ensure adequate on-site facilities are provided to serve the development.

- 9 Prior to the development hereby approved being brought into use, a minimum of one bat and one bird box shall be installed on the building and thereafter retained.

Reason: To secure a net gain for biodiversity.

- 10 The number of persons residing at the house in multiple occupation hereby approved shall not exceed 7 at any one time.

Reason: In the interests of amenity and highway safety and to limit the effects of the development on the locality.

- 11 No wall or planter located within 2.4 metres of the highway shall be constructed above 1.0m in height as shown on approved drawing number PG-1144-25-04 Revision D and any vegetation or other visual obstruction must be maintained at this height or lower to ensure lines of sight onto the highway are achievable.

Reason: To provide satisfactory access in the interests of highway safety.

- 12 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 13 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

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

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: This development is located within a residents parking scheme and it is Council policy that residents of all new developments will not be eligible for parking permits. The term development means the construction of new or replacement buildings or alterations to existing buildings that result in an increased demand for parking not catered for within the development.

Yours faithfully

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

Nicholas Parker
Planning Manager

N.B. See Attached Notes