

ROB WILES
KODE ARCHITECTURE
47 RAMLEY ROAD
LYMINGTON
SO41 8GZ

Application	PN/26/101581
Please ask for	Rachael Morris
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Tuesday 1 September 2026

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Classes M and N

Application No. PN/26/101581

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 for the creation of 1.no 1-bedroom flat and 1.no studio flat at first floor from Class E with the retention of Class E at the ground floor under Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) Order 2015

Site: 55-57 MARKET STREET, EASTLEIGH, SO50 5RF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: A101, A102, A103, A104 Rev B

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

- 2 The development shall be constructed and operated in accordance with the noise mitigation measures and recommendations identified within the submitted Noise Assessment Ian Sharland noise report dated 17 August 2026 reference M6091 titled 55 - 57 Market Street. The approved noise mitigation measures shall be implemented in full prior to the occupation/use of the development and shall thereafter be retained and maintained for the lifetime of the development.
Reason: In accordance with policy DM8 of the Eastleigh Borough Local Plan (2016-2036)

- 3 Prior to the first occupation of the development, a post-construction noise assessment shall be undertaken by a suitably qualified, experienced and competent acoustic consultant to verify that the development has been constructed and operates in accordance with the noise mitigation measures and noise performance requirements identified within the approved Noise Assessment Ian Sharland noise report dated 17 August 2026 reference M6091 titled 55 - 57 Market Street. The assessment shall include a noise survey and be undertaken within 6 weeks of completion of the relevant works and the findings shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The post-construction noise assessment report shall identify any measures necessary to achieve compliance with the approved noise criteria. Where the assessment identifies that the required noise or sound insulation standards have not been achieved, appropriate remedial measures shall be implemented and further testing undertaken by a suitably qualified, experienced and competent acoustic consultant to demonstrate compliance prior to occupation of the affected part of the development.
Reason: In accordance with policy DM8 of the Eastleigh Borough Local Plan (2016-2036)

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: Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome.

Note to Applicant: Where the noise consultant has identified a mitigation measure or made a recommendation within the approved noise assessment, this should be treated as a requirement of the development and not merely a suggestion.

Note to Applicant: Future residents will not be eligible for permits for parking in the Controlled Parking Zone within which the site sits as this is a 'converted development'.

Note to Applicant: In accordance with paragraph DM3 1.a of the National Planning Policy Framework (August 2026), 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