

RANJEET SHAHI
RS STUDIO
SUITE 2
FAIRWAYS HOUSE
MOUNT PLEASANT ROAD
SOUTHAMPTON
SO14 0QB

Application	PN/26/101739
Please ask for	Katie Lasham
Direct dial	023 8068 8339
Working hours	Mon to Fri 8:30am to 5pm
Email	katie.lasham@eastleigh.gov.uk

Monday 21 September 2026

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

Application No. PN/26/101739

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 14 July 2026 the Council, as Local Planning Authority hereby **Grant Prior Approval** for the following :

Description:	Prior Notification for the creation of 1no. 2-bedroom flat 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:	98 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2GJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1964-P-01, 1964-P-02

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 Venta Acoustics Noise Impact Assessment dated 04 September 2026 report reference VA6527.26093.NIA titled 98 Winchester Road, Chandlers Ford. 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: To ensure amenity of future occupiers is preserved.

- 3 Prior to first occupation, a post-completion noise testing and verification report shall be submitted to and approved in writing by the Local Planning Authority, confirming that the development complies with the approved noise report (Venta Acoustics noise report titled 98 Winchester Road, Chandler's Ford Noise Impact Assessment reference VA6527.260903.NIA dated 04 September 2026) and achieves acceptable internal noise levels in accordance with BS 8233:2014. The verification report should include a noise survey over an acceptable period of no less than 5 days and nights.

Reason: To ensure suitable living conditions for future occupiers.

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: 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: 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