

MR MATTHEW ELSINOR
60 LADYBURN WAY
HADSTON
MORPETH
NE65 9RQ

Application	F/26/101640
Please ask for	Katie Lasham
Direct dial	023 8068 8339
Working hours	Mon to Fri 8:30am to 5pm
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Friday 2 October 2026

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

Application No. F/26/101640

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 **Permit** the following :

Description: Subdivision of existing retail unit (Use Class E) into two separate units and associated works including new entrance door and replacement windows.

Site: 15-17 Market Street, Eastleigh, SO50 5RH

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:

Location Plan: PP 001
Block Plan: PP 005 rev A
Existing and proposed front elevation: PP 200
Proposed Ground Floor Plan: PP 100 rev A
Proposed First Floor Plan: PP 101 rev A

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building and as listed within Section 9 of the application form.

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

Note to Applicant: Any changes to the existing advertisements at the premises may require separate Advertisement Consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Note to Applicant: Applicants should be made aware that any works to the frontage that require restricting access for pedestrians, will need to be undertaken with the appropriate licences in place. Details of this process can be found via the following web address -
<https://www.hants.gov.uk/transport/licencesandpermits>.

Note to Applicant: Biodiversity enhancements are required in accordance with Local Plan policy DM11 and NPPF paragraphs 187d and 192b, and are recommended in the form of a bat box or a swift nest box on the existing building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

Note to Applicant: In accordance with Policy 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".

Nicholas Parker
Planning Manager
N.B. See Attached Notes