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Planning Conditions Discharge Report

APPLICATION NO:	F/23/95786
PROPOSAL:	Change of use from C4 HMO to HMO for more than 6 unrelated persons (8 bedrooms)
LOCATION:	29 TWYFORD ROAD, EASTLEIGH, SO50 4HD
DATE REGISTERED:	04/08/2023
DATE APPROVED:	05/10/2023

Client: **Rosewood Building Services Ltd**

Date of report: **22 January 2024**

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Executive Summary

The Council, as local planning authority, on 5th October 2023 hereby granted consent for the above development in accordance with the approved plans listed below and subject also to due compliance with all conditions and notes specified on the decision notice.

- PL07
- PL08 rev C

This report details each condition and supplies additional information on how these conditions will be met.

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Conditions

Condition 01

The development hereby permitted shall be implemented in accordance with the following plans numbered: PL07 & PL08 revC

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

No further action required.

Condition 02

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.

No further action required.

Condition 03

The development hereby permitted shall not be occupied until details for the boundary treatment along Shakespeare Road has been submitted to and approved in writing by the Local Planning Authority and installed on the site and thereafter retained.

Reason: In the interests of residential and visual amenity.

The existing fence has been partially replaced with a low-level timber fence which does not require planning permission as it is under 1.0m high.

Pictures as below: -



Condition 04

The development hereby permitted shall not be occupied until the fresh flimmer acoustic filters, replacement double glazed windows and sound proofing have been installed in accordance with the approved details (as per proposed 8 person HMO plan reference PL/09) and thereafter retained and maintained in good working order.

Reason: To protect the dwelling's residents from undue noise and pollution.

No further action required.

Condition 05

The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence.

Reason: To make provision for off street parking for the purpose of highway safety

No further action required.

Condition 06

The development shall not be occupied until the amenity area and secure cycle storage has been provided in accordance with the approved plans and thereafter retained.

Reason: In the interest of sustainability.

No further action required.