

LEE MCILVEEN
APPLE TREE ARCHITECTURE
25 CROWS NEST LANE
BOTLEY
SOUTHAMPTON
SO32 2DD

Application	PN/23/96575
Please ask for	Rachael Morris
Direct dial	023 8068 8463
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Tuesday 5 March 2024

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class O

Application No. PN/23/96575

In pursuance of their powers under the above Act and in accordance with your application received on Monday 29 January 2024 the Council, as Local Planning Authority hereby **Grant Prior Approval** for the following :

Description:	Prior approval for change of use from commercial, business and service (Use Class E) to dwelling (Use Class C3) as a 1-bedroom flat
Site:	62 HIGH STREET, WEST END, SOUTHAMPTON, SO30 3DT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 393-1_1, 393-2_1, 393-3_1, and 393-4_2

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

Note to Applicant: Development under Class MA is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

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: In accordance with paragraph 38 of the National Planning Policy Framework (Dec 2023), 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, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes