

MRS CARIANNE WELLS
APPLECORE PDM LTD
21 MIDDLE ROAD
SOUTHAMPTON
SO31 7GH

Application	F/24/96785
Please ask for	Gary Osmond
Direct dial	023 8068 8490
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Thursday 21 March 2024

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

Application No. F/24/96785

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 **Permit** the following :

Description: Change of use from three bedroom dwelling (C3) to seven bedroom HMO (Sui Generis), including single storey rear extension and conversion of loft to include box dormer

Site: 418 SOUTHAMPTON ROAD, EASTLEIGH, SO50 5QJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PG.8121.23.07 & PG.8121.23.08.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 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.
- 3 The development hereby approved shall not be occupied until adequate bin & cycle storage has been provided to the rear of the dwelling and thereafter retained and kept available.
Reason: To ensure the adequate provision of on site facilities.

- 4 The development hereby permitted shall not be brought into use until a minimum of two car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available.
Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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.

Note to Applicant: This development is located within a residents parking scheme and it is Council policy that residents of all new developments will not be eligible for parking permits. The term development means the construction of new or replacement buildings or alterations to existing buildings that result in an increased demand for parking not catered for within the development.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

Note to Applicant: The site fronts Southampton Road, which is designated as an Air Quality Management Area. As such, it is strongly recommended that suitable mitigation for both air pollution and traffic noise be provided and installed for those rooms fronting Southampton Road in order to protect the amenity of occupiers.

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