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THE OLD FIRE STATION EC
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Application	PN/23/96620
Please ask for	Rebecca Altman
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Thursday 28 March 2024

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

Application No. PN/23/96620

In pursuance of their powers under the above Act and in accordance with your application received on Friday 5 January 2024 the Council, as Local Planning Authority hereby **Prior Approval Granted** for the following :

Description:	Application for Prior Approval for the change of use of the rear first floor from Class E (commercial) to 6 flats (Use Class C3), under Class MA of the Town and Country Planning (General Permitted Development) Order.
Site:	111 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2GH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 23.1371/401 C (Location and Block Plans)
 - 23.1371/006 (Existing Elevations A and B)
 - 23.1371/005 (Existing Elevations SE and SW)
 - 23.1371/007 (Existing Elevations NE and NW)
 - 23.1371/303 B (Existing 1F Plan)
 - 23.1371/002 (Existing GF Plan)
 - 23.1371/202 D (SW and NE Elevations as approved)
 - 23.1371/305 C (Elevations A and B as approved)
 - 23.1371/201 D (SE and NW Elevations as approved)
 - 23.1371/404 B (Proposed 1F Plan)
 - 23.1371/105 A (Proposed GF Plan)

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

- 2 The use hereby approved shall not commence until the operational development comprising new windows as approved under planning permission F/23/95680 has been completed. The windows shall thereafter be retained as approved.

Reason: To ensure adequate natural light to all rooms of the new development is achieved, in accordance with Schedule 2, Part 3, Class MA, MA.2(2)(f) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 3 Prior to occupation of the dwellings hereby permitted, the secure cycle storage as shown on plan ref. 23.1371/401 C, shall be installed in accordance with full details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage the use of alternative means of transport to the private car, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 4 Prior to occupation of the development, the 6 parking spaces shown on the approved plan shall be provided and maintained thereafter for residential parking only.

Reason: To ensure adequate parking provision to serve the residential use, and to prevent conflicts with commercial parking, in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

- 5 The development shall be carried out in accordance with the noise mitigation recommendations set out in the Noise Impact Assessment prepared by DAA Group, dated 3rd March 2024 (issue 2), and the noise mitigation measures shall thereafter be retained.

Reason: To ensure that future occupants are not adversely impacted by noise from the adjacent commercial uses, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

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 Regulation 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 commence 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#:~:text=The%20Council's%20nitrate%20offer,our%20legal%20and%20administrative%20costs.>

New Forest: <https://www.eastleigh.gov.uk/media/5441/update-doc-4c-new-forest-interim-mitigation.pdf>

Note to applicant: The location of the air inlet/ vents serving the flats will need to be carefully considered so as to avoid drawing in air impacted by odour from the adjacent food uses.

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