

MR CHRIS WARD
BJC PLANNING
THE GALLERY
3 SOUTH STREET
TITCHFIELD
FAREHAM
PO14 4DL

Application	X/23/96635
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon to Fri 8:30am to 5pm
Email	gary.osmond@eastleigh.gov.uk

Friday 26 April 2024

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

Application No. X/23/96635

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 5 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: The removal of condition 2 on planning decision F/07/60794, (which limits the use of No 75 Leigh Road to a rehabilitation clinic); and the erection of a timber fence to part of the front boundary of No 77 Leigh Road.

Site: Nos 75 and 77, Leigh Road, Eastleigh, SO50 9DQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC002 & SITE001.
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 Notwithstanding the submitted supporting application documents, the front gardens spaces shall not be brought into use until details of additional hedge planting and boundary fencing/screening has been submitted to and approved

in writing by the Local Planning Authority. The details shall include timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. For a period of no less than 5 years after planting, any hedge planting which is removed, dies or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved.

Reason: In the interests of the visual amenity of the locality.

- 4 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.

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