

MR MATTHEW HOLMES
SPRUCE TOWN PLANNING LTD
UNIT 9
FLEMING COURT BUSINESS CENTRE
LEIGH ROAD
EASTLEIGH
SO50 9EU

Application	PN/24/97060
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Wednesday 1 May 2024

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

Application No. PN/24/97060

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 13 March 2024 the Council, as Local Planning Authority hereby **Grant Prior Approval** for the following :

Description: Prior notification application under Class MA for the change of use of the first floor office to 1no. two bed flat.
Site: 59B LEIGH ROAD, EASTLEIGH, SO50 9DF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P01revA & SK10
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 Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 3 The development hereby permitted shall not be occupied until a mechanical ventilation system (type 4 with heat recovery) has been installed in accordance with the approved Environmental Noise Impact Assessment by Impact

Acoustics (referenced IMP7275-1).

Reason: To protect the future residents of the property from external noise sources.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 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.

Note to Applicant: A separate regulation 77 application must be submitted to the Local Planning Authority for this development. Under Regulation 77 of the Habitat Regulations, development which would be permitted by a Development Order, and which would be likely to have a significant effect on a European site or a European off-shore marine site, (in this case, through additional nitrates loading on the waste water system and recreational disturbance to the New Forest) 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. Further information on Eastleigh Borough Council nitrate mitigation scheme is available Nutrient Neutrality (eastleigh.gov.uk) and Recreational disturbance (eastleigh.gov.uk)

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager

N.B. See Attached Notes