

MR ROB WILES
KODE ARCHITECTURE
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Application	PN/24/97234
Please ask for	Clare Martin
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Wednesday 22 May 2024

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

Application No. PN/24/97234

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 18 April 2024 the Council, as Local Planning Authority hereby decide that **Prior Approval is Not Required** for the following :

Description: Prior notification application under Class MA for the change of use from offices (Class E) to 4no. one bed flats (Class C3) with associated car parking, cycle and refuse store

Site: 26 LEIGH ROAD, EASTLEIGH, SO50 9DT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: KA 2024 J22 A100, KA 2024 J22 A101, KA/2024/J21A102 Rev B, KA 2024 J22 A103, KA 2024 J22 A200 & KA 2024 J22 A201
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 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: 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 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