

KERCHER
GATCOMBE HOUSE COPNOR ROAD
PORTSMOUTH
PO3 5EJ

Application	F/24/97387
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

Friday 28 June 2024

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

Application No. F/24/97387

In pursuance of their powers under the above Act and in accordance with your application received on Monday 13 May 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of Use from C3 to Sui Generis 7 Bedroom / 7 Person HMO. Proposal also includes rear extension and L shaped rear dormer window allowed under permitted development (certificate of lawfulness LDC/24/97041)

Site: 4 BISHOPSTOKE ROAD, EASTLEIGH, SO50 6AE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans: HD0069-PL001, HD0069 - PL002, HD0069 - PL003, HD0069 - PL004
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 shall not be occupied until secure cycle storage has been provided in accordance with the approved plans and thereafter retained.
Reason: In the interest of sustainability.

- 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.

Note to Applicant: The application site is located next to an identified contaminated land use and in a 3-5% radon potential area. As such it is recommended that mitigation is installed within the extension and any ground works at the site to minimise the risk to the residents from potential ground contamination.

Note to Applicant: The front façade of the building is located about 5 metres from the busy B3037 Bishopstoke Road and sound is likely to penetrate through the fenestration into the front bedrooms and through the lightweight construction of the roof extension. It is strongly recommended that a acoustic assessment is undertaken and noise mitigation measures installed at the property.

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