

MR JEM MUSSELWHITE  
106 BURITON ROAD  
HARESTOCK  
WINCHESTER  
SO22 6JF

|                |                                  |
|----------------|----------------------------------|
| Application    | F/24/96888                       |
| Please ask for | David Huckfield                  |
| Direct dial    | 023 8068 8811                    |
| Working hours  | Mon to Fri 8:30am to 5pm         |
| Email          | david.huckfield@eastleigh.gov.uk |

Thursday 11 July 2024

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

Application No. F/24/96888

In pursuance of their powers under the above Act and in accordance with your application received on Friday 16 February 2024 the Council, as Local Planning Authority hereby **Permit** the following :

|                     |                                                                                                                                                                              |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description:</b> | Conversion of first floor area of church meeting facility to a two-bedroom self-contained flat with associated elevational alterations and extension to existing access ramp |
| <b>Site:</b>        | 70 STATION ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5AF                                                                                                                         |

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan, Block Plan (as amended on 21/06/2024), 2023036/001A, 2023036/002B.

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match as closely as possible in type, colour and texture to those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The development hereby permitted shall not be occupied until the waste and cycle storage facilities for the flat have been provided in accordance with the approved plans (drawing no: 2023036/002B). These shall thereafter be retained for the use of the occupiers of the approved dwelling.

Reason: To make provision for adequate storage facilities and in the interests of encouraging sustainable travel.

- 5 The development hereby permitted shall not be occupied until the parking area for the flat has been provided in accordance with the approved block plan. This shall thereafter be retained and reserved for the purposes of accommodating private motor vehicles incidental to the enjoyment of the dwelling as a residence.

Reason: To make provision for off street parking in the interests of highway safety.

- 6 The development hereby permitted shall not be occupied until the amenity area for the first floor flat as shown on the submitted block plan has been provided and enclosed in accordance with the approved details. This shall thereafter be maintained and reserved for the use of the occupiers of the flat.

Reason: To ensure the provision of an adequate area of external amenity space for the future occupiers of the development.

- 7 The development hereby permitted shall not be occupied until a minimum of one bat or bird box has been installed on the building.

Reason: To provide a net gain for biodiversity.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework, 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: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England

must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

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