

MR NICHOLAS JENKINS
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Application	PN/24/97334
Please ask for	Clare Martin
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Wednesday 7 August 2024

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

Application No. PN/24/97334

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 1 May 2024 the Council, as Local Planning Authority hereby **Refuse Prior Approval** for the following :

Description:	Prior Notification Application Under Class MA for the change of use from offices to 2no. one bed dwellings
Site:	5 LEIGH ROAD, EASTLEIGH, SO50 9FG

For the following reasons:

- 1 The proposal fails to demonstrate that it can create an acceptable living environment for its future residents due to lack of internal living space, lack of daylight, impact of commercial noise and no means of access (as the proposal relies on a new external staircase that cannot be considered/approved under Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015). As such the proposal is contrary to Policies DM1, DM8 & DM30 of the Eastleigh Borough Local Plan (2014-2024), Provisions within the National Planning Policy Framework (December 2023) and the Council's Quality Places Supplementary Planning Document.

Note to Applicant: The application was refused following the assessment of the following plans: Location Plan & 24 07 30 001 Rev.B. 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.

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