

MR NICHOLAS JENKINS
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Application	PN/24/97887
Please ask for	David Huckfield
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Monday 16 September 2024

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

Application No. PN/24/97887

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 23 July 2024 the Council, as Local Planning Authority hereby **Prior Approval Granted** the following :

Description: Application for prior approval for change of use from Class E (Commercial, Business and Service) to 1no. 1-bedroom flat (Use Class C3) under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Site: THE OLD SCHOOL HOUSE, ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4AF

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, 001.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 Prior to occupation of the dwelling hereby permitted, the cycle and bin storage as shown on drawing number 001 shall have been installed and made available for use. It shall thereafter be retained this purpose.

Reason: To secure the provision of adequate facilities to serve the development and in the interests of encouraging the use of sustainable modes of travel.

- 3 The development hereby permitted shall not be occupied until provision for 2 parking spaces for the use of the occupiers of the dwelling has been made. These spaces shall thereafter be retained and used only for the purpose 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.

- 4 The development hereby permitted shall be completed within a period of 3 years starting with the date of this approval.

Reason: To comply with the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 5 The property the subject of this approval shall remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Reason: To comply with the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Note to Applicant: It is a requirement that the applicant satisfies their obligations under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 (as amended), in strict accordance with Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Failure to comply with this will mean that the development will have been unlawfully implemented.

In this instance appropriate mitigation is required to offset the development's impacts on the European protected Solent Complex (SPA, SAC and Ramsar sites) and the New Forest SPA, SAC and Ramsar sites in respect of additional recreational pressure (upon the Solent and New Forest protected sites) and additional nitrates loading (upon the Solent Complex) arising from a net gain of residential accommodation.

Development must not commence until the Local Planning Authority has given its written approval to confirm that appropriate mitigation has been secured. Further information on the required mitigation measures, including in relation to the Council's mitigation schemes, is available using the links below.

Nitrates Loading (Solent Complex): <https://www.eastleigh.gov.uk/business/developers-how-to-unlock-your-development>

New Forest Recreational Impact: <https://www.eastleigh.gov.uk/planning-and-building/recreational-disturbance>

Solent Complex Recreational Impact: <https://birdaware.org/solent/about-us/our-strategy/developer-contributions/>

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.

Yours faithfully

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

Nicholas Parker
Planning Manager

N.B. See Attached Notes