

MRS FRANCELITO BALBIDO
ROOM 204 PORTSMOUTH TECHNOPOLE
KINGSTON CRESCENT
PORTSMOUTH
PO2 8FA

Application	PN/24/97939
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
Email	rebecca.altman@eastleigh.gov.uk

Monday 23 September 2024

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

Application No. PN/24/97939

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 31 July 2024 the Council, as Local Planning Authority hereby **Grant Prior Approval** for the following :

Description: Application for Prior Approval for change of use from Offices/Services (Class E) to 22 Dwellings (Use Class C3), under Class MA of the Town and Country Planning (General Permitted Development) Order.

Site: BARCLAYS BANK, 20-24 UPPER MARKET STREET, EASTLEIGH, SO50 9FD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - (PL)_001 Rev. P01 – Location Plan
 - (PL)_300 Rev. P01 – Existing Site Plan
 - (PL)_301 Rev. P01 – Proposed Site Plan
 - (PL)_010 Rev. P00 – Existing Plans L00 L01 L02
 - (PL)_100 Rev. P00 – Proposed Plans L00 L01 L02
 - (PL)_011 Rev. P00 – Existing Plans L03 L04 RF
 - (PL)_101 Rev. P00 – Proposed Plans L03 L04 L05
 - (PL)_500 Rev. P00 – Existing Elevations
 - (PL)_501 – Proposed Elevations

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

- 2 Prior to commencement of the development hereby approved, full details of the glazing and MHVR specifications to be used for each elevation of the building, to demonstrate compliance with BS 8233, shall be submitted to and approved in writing by the Local Planning Authority. The glazing shall be installed in accordance with the approved details prior to occupation of the development and thereafter retained.

Reason: To protect future occupants from adverse noise impacts in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2016).

- 3 The use hereby approved shall not commence until the operational development, including new windows, approved under planning permission F/24/97665 has been completed. The windows shall thereafter be retained as approved.

Reason: To ensure adequate natural light to all rooms of the new development is achieved, in accordance with Schedule 2, Part 3, Class MA, MA.2(2)(f) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 4 Prior to occupation of the dwellings hereby approved, secure storage for 24 cycles shall be provided in accordance with the details shown on Plan ref. (PL)_100 Rev. P00, and thereafter retained for cycle storage purposes only.

Reason: To encourage the use of alternative means of transport to the private car, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 5 Prior to occupation of the dwellings hereby approved, 14 parking spaces shall be provided in accordance with the details shown on Plan ref. (PL)_301 Rev.P01, and shall thereafter be retained for vehicle parking only.

Reason: To provide adequate parking provision in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: In accordance with condition 5 of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), development must be completed within 3 years from the date of this approval.

Note to applicant: In accordance with condition 6 of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the dwellings hereby permitted shall remain in use as a dwellinghouse within the meaning of Class C3 of the Town and Country Planning

(Use Classes) Order 1987 (as amended) and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

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 Site, in terms of additional recreational pressure (to the New Forest), and additional output of nutrients (nitrates and phosphates) arising from a net gain of residential accommodation.

Development 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(s). Further information on Eastleigh Borough Council's Schemes are available:

Nitrates & Phosphates: Nutrient Neutrality (eastleigh.gov.uk)

New Forest: Recreational disturbance (eastleigh.gov.uk)

Yours faithfully

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

Nicholas Parker
Planning Manager

N.B. See Attached Notes