

OLIVER FARR
21 MIDDLE ROAD PARK GATE
SOUTHAMPTON
SO31 7GH

Application DC/24/98453
Please ask for Gary Osmond
Direct dial 023 8068 8490
Working hours Mon-Fri 9-5
Email gary.osmond@eastleigh.gov.uk

Thursday 28 November 2024

Dear Mr Farr,

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

In pursuance of their powers under the above Act and in accordance with your application received on 06 November 2024 and made valid on 06 November 2024, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/24/98453
Description: Discharge of Conditions. Condition 4 (Drainage); Condition 5 (Tree Protection); Condition 7 (CEMP); Condition 11 (Pollution) and Condition 12 (Landscaping) of Planning Application F/24/97730-Conversion of offices (Class E) to form 2.No HMO's each for 7 unrelated persons (sui generis), single storey side/rear extension to No 107, amenity space, parking and alterations to fenestration
Site: 107 & 109 Leigh Road, Eastleigh

Please find below an update on the current discharge of conditions application.

Condition	Details	Compliance and Date
4. Drainage	Existing drainage to be used, as per submitted drawing 'PG.9066-24-07 Rev.A'. Gravel to rear amenity spaces will be permeable and an improvement over the existing, but improvements could also be made to the site frontage (see landscape condition below).	TBC
5. Tree Protection	This condition required an arboricultural method statement to be submitted prior to works commencing, but no formal statement has been submitted. However, it is noted that protective fencing is proposed around the existing tree on the site frontage, as shown on site drawing 'PG.9066-24-07 Rev.A'. Given that no building	APPROVED 28/11/2024

	works will be taking place adjacent to this tree and no materials are to be stored on the site frontage, I am satisfied that sufficient information has been provided in relation to this condition.	
7. CEMP	The submitted Construction Environmental Management Plan, together with the site construction layout shown on drawing 'PG.9066-24-07 Rev.A' are considered to be acceptable.	APPROVED 28/11/2024
11. Noise & Air Pollution	The submitted details in relation to noise insulating glazing and mechanical ventilation are considered to be acceptable. Provided these are installed and operating correctly, I am satisfied that this condition can be approved.	APPROVED 28/11/2024
12. Landscaping	Landscape proposals are somewhat lacking in planting. Surely there is scope to provide more planting to the site frontage, which would provide biodiversity gain, improved natural drainage and visually improve the street scene. Please review and provide more details on what planting is proposed for the front and rear of the site.	TBC

I hope that the above is clear but should you have any queries or wish to discuss, please do not hesitate to contact Gary Osmond.

Yours faithfully,



Nicholas Parker
Planning Manager