

MR RANJEET SHAHI
RS STUDIO
DIRECTOR GENERAL'S HOUSE
15 ROCKSTONE PLACE
SOUTHAMPTON
SO15 2EP

Application	F/24/98322
Please ask for	Clare Martin
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Friday 29 November 2024

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

Application No. F/24/98322

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 8 October 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Retention of roof alterations to approved single storey building and replacement roof to existing building (amendment to planning permissions X/22/93009, F/20/87321 & F/18/83146) (part retrospective application)
Site:	WESSEX TYRES, PORTSMOUTH ROAD, BURSLEDON, SOUTHAMPTON, SO31 8EP

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1203-P-000, 1203-P-01 & 1203-P-100
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The materials used in the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 3 The fixed plant and machinery used in the approved single storey building shall not operate unless the acoustic attenuation has been installed in accordance with Section 6 Fixed Plant Machinery and Specification Sheet SeceuroDoor 75 & SecuroDoor Vision 75, (as approved under discharge of condition application DC/18/83929 in relation to condition 5 of planning permission F/18/83146).
Reason: In the interest of residential amenity.
- 4 The development hereby permitted shall not operate unless the area shown on the approved site plan (drawing 1203-P-100) for the parking of vehicles has been made available and thereafter permanently retained and reserved for the purpose of parking in connection with the business. No external storage shall take place on the land in front of the buildings.
Reason: To make provision for off street parking for the purpose of highway safety.
- 5 Any items stored or stacked externally on the site shall not exceed 2m in height as measured from ground level and external storage shall only be for the approved business on the site.
Reason: In the interest of visual amenity and to protect the amenity of adjoining residential properties.
- 6 The single storey building hereby approved shall only be used in conjunction with the approved business on the site.
Reason: In the interest of amenity.

Note to Applicant: 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes