

Appeal By: PC Environmental
Appeal Ref: APP/W1715/W/24/3355330
Application No: F/24/98077
Description: Change of use from Offices (Class E) to 1no. 2 bed dwelling.
No external changes are proposed.
Site: THE OLD STABLES, 7 WINCHESTER STREET, BOTLEY,
SOUTHAMPTON, SO30 2EB

Appendix A – Suggested Conditions

1. The development hereby permitted shall be implemented in accordance with the plans referenced KC.01.A.EX, KC.02.A.PP, KC.03.A.EX & KC.04.A.EX.
Reason: For the avoidance of doubt and in the interests of proper planning.
2. The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
3. The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.
Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).
4. The development hereby permitted shall not be occupied until evidence to confirm the predicted internal mains water consumption will achieve a maximum level of 110 litres/person/day has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.
Reason: To achieve water efficiency requirements in the interest of environmental sustainability.
5. Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, AA, B, E of Part 1 or Class A of Part 2 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.
Reason: Due to the limited plot size and to protect the heritage asset.