

MR AMRIK CHAHAL
9 WOODSIDE AVE
EASTLEIGH
SO50 9ES

Application	F/24/98264
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
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Wednesday 18 December 2024

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

Application No. F/24/98264

In pursuance of their powers under the above Act and in accordance with your application received on Friday 18 October 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Part change of use from offices (Class E) to nine bedroomed tourist accommodation (Class C1). Retention of existing Class E unit at front of ground floor.
Site:	2-4 LEIGH ROAD, EASTLEIGH, SO50 9FH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2023/02RevE & 2023/04

Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development shall be carried out in accordance with the noise assessment by 24Acoustics, dated 13th September 2024 and referenced R10760-1 Rev 0. The development shall not be brought into use until the approved sound insulation and mitigation measures within the report and on plan 2023/02RevE have been fully installed and thereafter permanently retained in working condition.

Reason: To protect the occupiers of the development from unacceptable noise.

- 3 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.

- 4 The development hereby permitted shall not start for a period of at least 21 days from the date of the decision.

Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.

- 5 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 and phosphates impacts arising from the development upon the European protected River Itchen and Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 6 The development hereby permitted shall not be occupied until the cycle storage has been provided in accordance with the proposed ground floor plan (drawing 2023/02RevE) and thereafter retain and kept available for this use.

Reason: To provide sustainable transport options.

7 The development hereby permitted shall not be occupied as a person's sole or main place of residence.

Reason: To ensure the occupation of the property for tourist accommodation as the noise environment does not make the property suitable for residential.

8 The development hereby permitted shall be used as tourist accommodation under Class C1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose (including any other purpose in Class C of the Schedule to the Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure the occupation of the property for tourist accommodation as the noise environment does not make the property suitable for residential.

9 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2024), 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes