

MR RANJEET SHAHI
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Application	PN/24/98548
Please ask for	Gary Osmond
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Tuesday 24 December 2024

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Classes M and N

Application No. PN/24/98548

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 21 November 2024 the Council, as Local Planning Authority hereby **Prior Approval Refused** the following :

Description:	Application for Prior Approval for the change of use from Class E (commercial) to 1No. one bedroom and 1No. two bedroom flats (Use Class C3), under Class MA of the Town and Country Planning (General Permitted Development) Order.
Site:	72 NEW ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5AB

Subject to due compliance with the following conditions:

- 1 The proposed change of use of the existing E Class units to a C3 residential use will result in the loss of a retail/commercial use to the detriment of the vitality of the Station Road Local Centre and in turn the character and visual amenity of the Netley Abbey Conservation Area. As such, the application is considered to be contrary to Policies DM1, DM12 and DM22 of the Eastleigh Borough Local Plan 2016 – 2036 and the Council's 'Quality Places' and 'Netley Abbey Conservation Area Appraisal' Supplementary Planning Documents.
- 2 Insufficient evidence has been provided to demonstrate the proposed change of use of the existing E Class units to a C3 residential use will

not result in increased parking pressures in the locality, impacting upon traffic movements, highway safety and to the detriment of the amenity of neighbouring residents and businesses. As such, the application is considered to be contrary to Policies DM1, DM13 and DM14 of the Eastleigh Borough Local Plan 2016 – 2036 and the Council's 'Quality Places' and 'Residential Parking Standards' Supplementary Planning Documents.

Note to Applicant: The application was refused following the assessment of the following plans: 1642-PD-01 & 1642-PD-02. In accordance with paragraph 39 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, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes