

MR SAMUEL KING
KING ARCHITECTURE & DESIGN
39 ALRESFORD ROAD
WINCHESTER
SO23 0HG

Application	F/24/98318
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Thursday 9 January 2025

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

Application No. F/24/98318

In pursuance of their powers under the above Act and in accordance with your application received on Monday 4 November 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Construction of a single storey building at rear (Use Class E(c)(iii) - commercial, business and services) containing 4no. additional treatment rooms with associated car parking.
Site:	143 PASSFIELD AVENUE, EASTLEIGH, SO50 9NH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 092 - P - 100 - RevA, P-101, P-102, MS-100, MS-000 and P-201
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 materials used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building, unless otherwise stated on the application form.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 4 The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved site plan (drawing no. P-100RevA) and thereafter retained and used only for the purposes specified within the approved site plan. The car parking spaces directly behind 141 Passfield Avenue shall only be used for the purpose of accommodating staff car parking for those employed at 143/ 145 Passfield Avenue and not for customer parking.
Reason: To provide sufficient on site car parking and to reduce the number of vehicular movements and associated disturbance to the residents of the adjoining dwellings.

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.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

Note to Applicant: The following ecological enhancements are recommended:

- The rear landscaped area should be planted with flowering plants that will attract pollinators and be managed to benefit to wildlife. This area is suitable for a species rich grassland and the mix should be determined by the amount of sun available and the soil type. A seed mix similar to Emorsgate EH1 Hedgerow mixture may be suitable if this area is in shadow.
- The narrow strip of land between the car parking areas would be suitable for a flowering row of plants such as lavender or privet.
- A bat box or a swift nest box can be added to the two-storey building on site.
- The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west.
- Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

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