

MR MARK SENNITT
THE NEWPORT
NEWPORT LANE
BRAISHFIELD
ROMSEY
SO51 0PL

Application	F/24/98392
Please ask for	Clare Martin
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Tuesday 4 February 2025

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

Application No. F/24/98392

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 5 November 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change of use from Office/ Salon (Use Class E) to Community Centre on ground floor (Use Class F1 & F2) and 1no. one bed flat on first floor with associated first floor rear extension, external alterations, car parking, cycle and bin storage. Partial retention of offices on first floor.
Site:	59 LEIGH ROAD, EASTLEIGH, SO50 9DF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 928/09/100, 928/09/101, 928/09/102, 928/09/103RevA, 928/09/104RevA, 928/09/105, 928/106 and 928/09/107revA

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 to be 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.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The first floor flat hereby approved shall not be occupied until details of sound insulation between the walls and floors of the residential flat and community use have been submitted to and approved in writing by the Council and installed at the site. The details shall demonstrate that the sound insulation value is enhanced by at least 10 dB above the Building Regulations Part E.

Reason: To protect future occupiers from adverse noise impacts.

- 5 The development shall not be brought into use until the car parking, residential amenity area, cycle and bin storage has been installed on the site in accordance with the approved site layout plan (drawing no. 928/09/107revA) and thereafter retained.

Reason: In the interests highway safety, sustainability and residential amenity.

- 6 There shall be no playing of amplified music at any time within the approved Community Centre.

Reason: To protect future occupiers from adverse noise impacts.

- 7 The development hereby approved shall be used for a community centre and for no other purpose [including any other purpose in Classes F1 & F2 of the Schedule to the Town and Country Planning [Use Classes] Order 1987, or in any provision equivalent to that Class[es] in any statutory instrument revoking and re-enacting that Order with or without modification].

Reason: In the interests of highway safety and local amenity.

- 8 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: The site is close to Eastleigh Air Quality Monitoring Area and it is recommended that EV charging points are installed at the site to encourage low-emission travel options.

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