

MR CHRIS STONE
CS ARCHITECTURE
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Application	PN/24/98556
Please ask for	Rachael Morris
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Tuesday 11 March 2025

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

Application No. PN/24/98556

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 3 December 2024 the Council, as Local Planning Authority hereby authorise that **Prior Approval is Granted** for the following :

Description:	Change of use of first floor storeroom to 2.no residential flats to include 1.no 1-bedroom and 1.no 2-bedroom flats (Schedule 2, Part 3, Class G of the General Permitted Development Order 2015)
Site:	9 HIGH STREET, EASTLEIGH, SO50 5LF

Subject to due compliance with the following conditions:

- The development hereby permitted shall be implemented in accordance with the following plans numbered: 001 Rev 2, 002 Rev 2, 003 Rev 2, and 004 Rev 2

Reason: For the avoidance of doubt and in the interests of proper planning.
- The submitted Noise Assessment (ref 11832-R01A) shall be accorded with in full, including recommendations within sections 5 and 6 which details required mitigation including upgraded insulation, standard double-glazing and trickle vents.

Reason: To ensure the amenity of the proposed units are protected, in accordance with policy DM8 of Eastleigh Local Plan (2016-2036)

3

The use hereby approved shall not commence until the operational development, approved under planning permission F/25/98856 has been completed. The windows shall thereafter be retained as approved.

Reason: To ensure adequate natural light to all rooms of the new development is achieved, in accordance with Schedule 2, Part 3, Class G, G.1 (d.iv) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Note to Applicant:

It is a requirement that the applicant satisfies their obligations under Regulations 77 of the Conservation of Habitats and Species Regulations 2017 (as amended), in strict accordance with Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Failure to comply with this will mean that the development will have been unlawfully implemented.

In this instance appropriate mitigation is required to offset the development's impacts on the European Protected Site, in terms of additional recreational pressure (to the New Forest), and additional output of nutrients (nitrates and phosphates) arising from a net gain of residential accommodation.

Development must not be occupied until the Local Planning Authority has given its written approval for the development and appropriate mitigation has been secured against the developments harmful impacts on the European Protected Site(s). Further information on Eastleigh Borough Council's Schemes are available:

Nitrates & Phosphates: <https://www.eastleigh.gov.uk/planning-and-building/nutrient-offset-schemes>

New Forest: <https://www.eastleigh.gov.uk/planning-and-building/recreational-disturbance>

5

Note to Applicant: 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 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