

MR MATTHEW HOLMES
SPRUCE TOWN PLANNING LTD
UNIT 9
FLEMING COURT BUSINESS CENTRE
LEIGH ROAD
EASTLEIGH
SO50 9EU

Application	F/25/98988
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
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Friday 25 April 2025

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

Application No. F/25/98988

In pursuance of their powers under the above Act and in accordance with your application received on Friday 28 February 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of an ancillary outbuilding in the rear garden for use as a dog grooming space, incidental to the residential use of the property
Site:	82 TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Site Layout Plan, Proposed Front and Side Elevations Plan, Proposed 3D Elevations Plan, and Proposed Floor Plan.

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 No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 Prior to the commencement of the dog grooming use, a waste management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the proper storage and disposal of business-related waste (e.g., dog hair, cleaning products) to prevent environmental harm. The approved plan shall be implemented and maintained thereafter.

Reason: To limit the impact the development has on the amenity of the locality.

- 5 The development hereby permitted shall be used only for dog grooming ancillary to the residential use and for no other purpose, including any other commercial activity.

Reason: In the interests of residential amenity.

- 6 The development hereby permitted shall operate only between 0900 to 1700 Mondays to Fridays and 1000 to 1400 on Saturdays, with no activity on Sundays or Bank Holidays.

Reason: To protect the amenity of the occupiers of nearby properties.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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