

RYAN ENGLISH  
THE MALL  
WINCHESTER ROAD  
CHANDLER'S FORD  
EASTLEIGH  
SO53 2QD

|                |                                 |
|----------------|---------------------------------|
| Application    | PN/25/99086                     |
| Please ask for | Rebecca Altman                  |
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Thursday 8 May 2025

**The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class O**

Application No. PN/25/99086

In pursuance of their powers under the above Act and in accordance with your application received on Friday 21 March 2025 the Council, as Local Planning Authority hereby authorise that **Prior Approval is Granted** for the following :

|                     |                                                                                                                                                   |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description:</b> | Change of use of Class E office floor space to 4 x residential flats (Class C3) under Part 3, Class MA of the General Permitted Development Order |
| <b>Site:</b>        | UNIT 9, SOUTH POINT, ENSIGN WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RF                                                                            |

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
  - AE47.SK03A (Block and Location Plan)
  - AE47.SK01A (Plans as existing)
  - AE47.SK02A (Plans as proposed)

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 a) Prior to commencement of the development hereby approved, full details of an acoustic enclosure to be constructed around the plant and equipment at Units 6 and 7 South Point, shall be submitted to and approved in writing by the Local Planning Authority;

b) Prior to occupation of the development, the acoustic enclosure shall be installed in accordance with the approved details and updated noise measurements shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the existing noise levels at the site façade achieves acceptable noise criteria from British Standard 4142:2014+A1:2019, as set out in the Environmental Noise Impact Assessment prepared by Sound Advice Acoustics Ltd, ref. SA-8025, April 2025.

Reason: To safeguard the amenities of future occupiers, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 3 Prior to first occupation of the development hereby approved, a post completion noise assessment shall be carried out by a suitably qualified acoustic consultant and submitted to and approved in writing by the Local Planning Authority, to demonstrate that the glazing and ventilation (MVHR) solutions set out in the Environmental Noise Impact Assessment report prepared by Sound Advice Acoustics Ltd, ref. SA-8025, April 2025, achieve the noise criteria specified in the report.

Reason: To safeguard the amenities of future occupiers, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 4 a) Prior to commencement of the development hereby approved, a scheme for sound insulation between the adjoining party wall between the site and the adjoining commercial unit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the airborne sound insulation performance meets or exceeds the standards outlined in Approved Document E of the Building Regulations (2015 as amended) for refurbishments.  
b) the sound insulation scheme shall be fully implemented prior to first occupation of the residential units and permanently retained thereafter.

Reason: To safeguard the amenities of future occupiers, in accordance with Policy DM8 of the Eastleigh Borough Local Plan

(2016-2036).

- 5 Prior to first occupation of the dwellings hereby permitted, the 8 parking spaces shown on the approved plans shall be provided and maintained thereafter for residential parking only.

Reason: To ensure adequate parking provision to serve the residential use and to prevent conflicts with commercial parking, in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

- 6 Prior to first occupation of the dwellings hereby permitted, cycle storage (at least 1 space per unit) shall be provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall thereafter be retained for cycle storage purposes only.

Reason: To encourage the use of alternative means of transport to the private car, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

Note to Applicant:

Development under Class MA is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

Note to Applicant:

It is a requirement that the applicant satisfies their obligations under Regulation 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 Sites, in terms of additional recreational pressure (to the Solent and New Forest), and additional output of nutrients (nitrates) arising from a net gain of residential accommodation.

Development must not commence 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: Nutrient Neutrality

Solent and New Forest recreation mitigation: Recreational disturbance

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