

MR DANILO CASSINI-ORZELLECA
DANA MARINA DESIGN
12 RIGBY STREET
NORTH STONEHAM PARK
EASTLEIGH
SO50 9RF

Application	H/25/99082
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
Email	charlie.vallis@eastleigh.gov.uk

Wednesday 4 June 2025

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

Application No. H/25/99082

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 2 April 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Proposed garage conversion to form habitable area / office and new parking bay
Site:	12 RIGBY STREET, NORTH STONEHAM PARK, EASTLEIGH, SO50 9RF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1008/OS, 1008/BP, 1008/PP rev A (dated 02/06/2025), 1008/EXG, 1008/ELE, and 1008/PD rev A .

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 must match as closely as possible, in type, colour and texture those listed in the Materials section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 No construction work on the garage conversion shall commence until three on-site car parking spaces, as outlined in the approved Parking Plan (1008/PP rev A), have been provided and are thereafter maintained and kept available.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

- 5 The existing planting bed and tree on the northwest boundary of the application site shall be retained, unless otherwise agreed in writing by the local authority.

Reason: In the interests of the visual amenities of the locality.

Note to Applicant: Biodiversity enhancements are required in accordance with Local Plan policy DM 11 and NPPF paragraphs 187d and 192b, and are recommended in the form of planting in the planting bed to the northeast of the site, with a variety of flowering plants to attract pollinators. Additional information is available at:
<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>,
planting for bats
<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>
<https://ptes.org/my-garden/>
<https://www.ukbutterflies.co.uk/foodplants.php>

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