

OLIVER FARR
21 MIDDLE ROAD
PARK GATE
SOUTHAMPTON
SO31 7GH

Application	F/25/99167
Please ask for	Gregg Chapman
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Friday 6 June 2025

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

Application No. F/25/99167

In pursuance of their powers under the above Act and in accordance with your application received on Friday 4 April 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change of use from day nursery (Class E) to 1no. eight bed house in multiple occupation (Sui generis) with single storey rear extension, hip to gable roof extension, 1no. rear dormer window and associated car parking, bin and cycle storage and landscaping.
Site:	105 LEIGH ROAD, EASTLEIGH, SO50 9DR

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans: PG.1032.25.01, PG.1032.25.02 rev B & PG.1032.25.03. 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 development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision.
Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.
- 4 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.
- 5 No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:
(a) Location of construction materials, and plant storage areas used during demolition and construction;
(b) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;
(c) The parking of vehicles of site operatives and visitors;
(d) A scheme for controlling noise and vibration from demolition and construction activities;
(e) Provision for storage, collection, and disposal of rubbish from the development during construction period;
Demolition and construction work shall only take place in accordance with the approved method statement.
Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.
- 6 Prior to first occupation, details of measures to protect future occupiers of the development from noise and air pollution associated with Leigh Road shall be submitted to, agreed in writing by the Local Planning Authority and implemented. These agreed and implemented measures shall then be retained in full working order throughout the lifetime of the development.
Reason: The application site falls within the Eastleigh Air Quality Management Area and is subject to significant levels of noise and air pollution.

- 7 Prior to first occupation a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including boundary treatments, and biodiversity enhancements, which as a minimum shall include the installation of nesting boxes/ bricks) and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard, and maintained thereafter. For a period of 5 years after planting, any trees of plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.
Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.
- 8 Prior to first occupation, the vehicle parking, bin storage and secure covered cycle storage for a minimum of eight cycles shall be provided in accordance with the approved plans and thereafter permanently retained.
Reason: To make provision for off street parking for the purpose of highway safety, encourage sustainable modes of transport and ensure adequate on-site facilities to serve the development.
- 9 The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.
Reason: To mitigate the nutrient impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 10 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.
- 11 Note to Applicant: This development is located within a residents parking scheme and it is the County Council's policy that residents of all new developments will not be eligible for residents parking permits. The term development means the construction of new or replacement buildings or alterations to existing buildings that result in an increased demand for parking that is not catered for within the development.
- 12 Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner. You may wish to seek independent legal advice on the party wall act.
- 13 Note to Applicant: Should any unforeseen contamination be encountered in the ground during demolition and construction process, appropriate measures should be taken in line with relevant regulations and guidance.
- 14 In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager

N.B. See Attached Notes