

MR MATTHEW TATE
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	F/25/99109
Please ask for	David Huckfield
Direct dial	023 8068 8811
Working hours	Mon to Fri 8:30am to 5pm
Email	david.huckfield@eastleigh.gov.uk

Monday 23 June 2025

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

Application No. F/25/99109

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
Refuse Planning Permission For the following :

Description:	Change of use from domestic garage to fitness studio / gym for personal training sessions (retrospective)
Site:	1 GATCOMBE GARDENS, WEST END, SOUTHAMPTON, SO18 3NA

For the following reasons:

- 1 The change of use of the garage to a fitness studio / gym is considered to have a detrimental impact on the amenity of neighbouring residents by way of noise and disturbance arising from the training session activities as well as the comings and goings of users / clients, including from vehicle movements associated with the use. The proposals are therefore contrary to the provisions of Policies DM1 and DM8 of the Eastleigh Borough Local Plan 2016-2036 and Paragraph 135 of the National Planning Policy Framework.
- 2 The proposals fail to provide for an adequate level of on-site car parking to serve the end use which it is considered would result in overspill and inconsiderate parking onto the public highway, to the detriment of amenity and highway and

pedestrian safety. The application is therefore contrary to the provisions of Policy DM14 of the Eastleigh Borough Local Plan 2016-2036 and Paragraph 109 of the National Planning Policy Framework.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework, Eastleigh Borough Council take 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.

Note to Applicant: Following the refusal of retrospective planning permission, the case will be passed to the Planning Enforcement team for investigation.

You will be contacted by the Planning Enforcement team to discuss the options available.

An Enforcement Notice may be served and depending upon the nature of the development, the Notice will state what you are required to do.

Should you wish to appeal the refusal you must do so to the Planning Inspectorate as outlined in the accompanying notes. The appeal must be submitted within 6 months of the date of this decision.

If you intend to appeal the Council's decision, please email Planning Enforcement as soon as possible: enforcements@eastleigh.gov.uk

Yours faithfully

A handwritten signature in black ink that reads "N. Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes