Development Management
Application No X/15/77042
Your ref
Please ask for Jagdeep Birk
Direct dial 023 8068 8123
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Mr Nicholas Foley
Broadoak Stables
Mortimers Lane
Fair Oak
Eastleigh
SO50 7EA

24 September 2015

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

Application No. X/15/77042

In pursuance of their powers under the above Act and in accordance with your application received on 3 August 2015

the Council, as Local Planning Authority hereby PERMIT the following :

Description: Variation of conditions 7 & 8 of planning permission F/12/71002 for replacement of mobile home with detached 2-bed bungalow and associated parking, bin and cycle store to allow code level 4 requirements for water & energy only
Site: Broadoak Stables, Mortimers Lane, Fair Oak, Eastleigh, SO50 7EA

Subject to due compliance with the following conditions:
(1) Prior to commencement, details of how the approved dwellings will achieve Code level 4 equivalent requirements for energy and water, with reference to design stage SAP data and the BRE water calculator, shall be submitted to, and approved in writing by, the Local Planning Authority. No dwelling shall be occupied until written confirmation that these works have been completed, and the 'as built' stage SAP data and a confirmation of the water calculation, has been submitted for that dwelling.
Reason: To ensure the development meets the requirements of the national technical standards for energy and water consumption in residential development.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety and it is in accordance with the policies and proposals of the development plan, comprising the Eastleigh Borough Local Plan Review 2001-

2011, and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 the Submitted Local Plan comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', the local planning authority is of the opinion that permission should be granted.

The following development plan saved policies and emerging draft local plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review [2001-2011], saved Policy 34.ES

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policy DM2.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, 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.

Under the Town and Country Planning England Regulations 2012, a fee is required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

Note to applicant: All the remaining conditions on planning permission F/12/71002 will still continue to apply to the approved development.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)