Development Management
Application No X/16/78037
Your ref
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Mr Marcus Dexter
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SO18 4HT

06 April 2016

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

Application No. X/16/78037

In pursuance of their powers under the above Act and in accordance with your application received on 11 February 2016

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

Description: Variation of conditions 4 & 5 of planning permission F/13/72524 to vary code level 4 sustainability requirements
Site: Land Adjacent To Badhi Mirchi, 190 Leigh Road, Eastleigh, SO50 9DX

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 501. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) Prior to occupation, details of how the approved dwellings will achieve Code level 4 equivalent requirements for energy and water [or equivalent requirements that are set out in national legislation or policy, with reference to design stage SAP data and the BRE water calculator, as well as evidence that the relevant ESD requirements 2-8 inclusive of the Council's adopted Environmentally Sustainable Development SPD are being met 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 and the Council's adopted Environmentally Sustainable Development SPD in residential development.

(3) With the exception of Conditions 4 & 5, the development hereby permitted shall comply with the conditions imposed on the grant of the planning permission reference F/13/72524 which was permitted on 2nd July 2013. Reason: To secure properly planned 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PVR)