

**Development Management**

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 [www.eastleigh.gov.uk](http://www.eastleigh.gov.uk)

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**Application for Approval of Details Reserved by Condition**

**Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)**

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

5

Suffix

Property Name

Address Line 1

Pirelli Way

Address Line 2

Address Line 3

Hampshire

Town/city

Eastleigh

Postcode

SO50 5GE

**Description of site location must be completed if postcode is not known:**

Easting (x)

445066

Northing (y)

118910

Description

Applicant Details

Name/Company

Title

Mr

First name

Kevin

Surname

Banks

Company Name

KB GPR Surveys Ltd

Address

Address line 1

29 Hope Road

Address line 2

West End

Address line 3

Town/City

Eastleigh

County

Hampshire

Country

United Kingdom

Postcode

SO50 5GE

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of existing ground floor office (Use Class E) to a self-contained 1-bedroom residential flat (Use Class C3), including internal alterations.

Reference number

F/25/99509

Date of decision (date must be pre-application submission)

06/01/2026

**Please state the condition number(s) to which this application relates**

Condition number(s)

3, and 4.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

09/01/2026

Has the development been completed?

☐ Yes

☒ No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

# Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Submission of details to discharge Condition 3 and Condition 4 of planning permission F/25/99509 in respect of 5 Pirelli Way, Eastleigh, SO50 5GE.

## Condition 3 – Nutrient Mitigation

Submission of a Condition 3 Nutrient Mitigation Statement together with supporting documents evidencing that the nutrient impacts of the approved development were assessed through the Council’s Habitats Regulations Assessment (HRA) and nutrient budget process, and that the required ecological mitigation was secured during determination of the planning application.

Documents submitted in support of Condition 3:

- Condition 3 Discharge Statement – Nutrient Mitigation
- Planning Decision Notice
- Habitat Regulations Assessment (HRA)
- Email dated 6 November 2025 – Habitats Regulations Assessments and Itchen Nutrient Budget Calculator
- Email dated 6 November 2025 – Applicant response confirming agreement
- Email dated 5 December 2025 – Council confirmation that required ecological mitigation had been secured
- Itchen Nutrient Budget Calculator

## Condition 4 – Sound Insulation

Submission of the sound insulation test report undertaken by an ANC-registered acoustician, demonstrating compliance with the minimum sound performance standards required by Condition 4.

Documents submitted in support of Condition 4:

- Sound Insulation Test Report

The above documents are submitted for the Council’s written approval and discharge of Conditions 3 and 4 prior to first occupation of the approved residential unit.

# Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

# Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes  
☒ No

## Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Kevin Banks

Date

01/04/2026