

KEVIN BANKS
29 HOPE ROAD
WEST END
EASTLEIGH
SO50 5GE

Application	F/25/99509
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Tuesday 6 January 2026

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

Application No. F/25/99509

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 12 June 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: 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.
Site: 5 PIRELLI WAY, EASTLEIGH, SO50 5GE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans: Location Plan, Block Plan, Existing Floor Plan, and Proposed Floor Plan.

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 ground floor dwelling 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 which 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 nitrates and phosphates impacts arising from the development upon the European protected Solent Complex and River Itchen in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 4 Prior to the first occupation of the residential flat hereby permitted, a sound insulation test shall be undertaken by an ANC-registered acoustician to demonstrate compliance with the minimum sound performance standards set out in Approved Document E of the Building Regulations. The test results shall be submitted to and approved in writing by the Local Planning Authority. Where the test demonstrates that the standards have not been met, a scheme of mitigation shall be submitted to and approved in writing by the Local Planning Authority, and the approved mitigation shall be fully implemented before the flat is first occupied.

Reason: To ensure that the development provides an acceptable standard of residential amenity for future occupiers.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes