

JOHN CARTWRIGHT
48 GRANGE ROAD
NETLEY ABBEY
SOUTHAMPTON
SO31 5FE

Application	H/26/101344
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
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Friday 10 July 2026

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

Application No. H/26/101344

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 30 April 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Installation of a pair of driveway gates, a pedestrian gate and associated brick piers (amendment to H/25/100267 to alter size and set-back of gates).
Site: 48 GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1008.1/10/100, 1008.1/10/101 rev A and 1008.1/10/102.

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 materials to be used in the construction of the brick piers of the development hereby permitted shall match as closely as possible in type, colour and texture those used on the dwellinghouse to which the access relates. The materials to be used for the proposed driveway and pedestrian gates must match as closely as possible, in type, colour and texture those listed in the submitted 'Driveway gates - Material schedule' (dated 08/07/2026).

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 No use of the proposed vehicle access points shall start on site until the access, including the footway and/or verge crossing have been constructed and lines of sight of 2.0 metres by 43.0 metres are provided in accordance with the approved plans. The lines of sight splays shown on the approved plan numbered '1008/10/102' shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety.

- 5 Any gates provided shall be set back a distance of 6.0m from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

- 6 Before the end of the first planting season following the completion of the development hereby approved, ecological enhancements and soft landscaping at no.48 shall be put in place and managed in accordance with the details set out in the 'Landscape Management Plan and maintenance schedule' (March 2026) and the Landscape Layout Plan and Biodiversity Net Improvement Plan. For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: In the interests of the visual amenity of the locality, biodiversity and to safeguard the amenities of neighbouring residents.

Note to Applicant: The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not

provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

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