

ROBERT ASH
5 MALCOLM ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5BH

Application	H/26/101418
Please ask for	Gina Aftanas
Direct dial	023 8068 8426
Working hours	Mon to Fri 8:30am to 5pm
Email	gina.aftanas@eastleigh.gov.uk

Monday 13 July 2026

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

Application No. H/26/101418

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 19 May 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: New Single Garage With Pitched Roof
Site: 168 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DS

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
26-100-03 B, 26-100-01

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The materials to be used must match as closely as possible, in type, colour and texture to those listed in plan 26-100-03 B.

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

Note to applicant: A precautionary working method for vegetation clearance will be required. This will require a two-stage vegetation clearance process. A copy

of this Precautionary Working Method must be kept on site and available for inspection at all times.

If any protected species (i.e. common toads, reptiles, birds, hedgehogs and badger) are discovered during construction or other works on site, which are likely to be affected by the development, works will cease immediately. The owner/ site manager will then seek the advice of a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide.

All clearance works (i.e. clearance of log piles, debris, rough grass etc.) will be undertaken when common reptiles and amphibians are likely to be fully active i.e. during the April to September period and when temperatures are above 10 degrees C.

If any protected species are discovered during clearance or construction, works will cease immediately. The owner/ site manager will then seek the advice of a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide.

Clearance of brash, stones, rocks or piles of similar debris must be undertaken carefully and by hand.

Clearance of tall vegetation must be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day. The first day vegetation must be strimmed to knee height (approximately 30 cm), working slowly and starting from the driveway towards the back of the garden to allow any animals to move away from the construction area in advance of the cutting. On the second day, all the vegetation in this area must be mowed short (to a height of approximately 30 mm) working in the same direction. It must be maintained at this short height until the start of construction.

During construction, any trenches left overnight will be covered or provided with ramps to prevent animals falling into the trenches and being trapped.

Excavations left overnight should be checked prior to filling. Any open pipes left overnight will be covered. Any building materials such as bricks, stone etc. will be stored on pallets to discourage reptiles from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.

Note to applicant: Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box may be appropriate for this building. A bat box could be added to the southeast gable end, and a swift nest box (or other bird nest box) could be included in the northwest gable end.

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.wildaboutgardens.org.uk/sites/default/files/2022>

03/WAG16%20Bats%20updated%202022%20WEB.pdf - Stars of the Night

guide to attract bats into your garden

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

[www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for bats-and-biodiversity](http://www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for-bats-and-biodiversity)

<https://ptes.org/my-garden/>

<https://www.ukbutterflies.co.uk/foodplants.php>

Note to applicant: Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site. If this happens, please call our Customer Service Desk on 0330 303 0119

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes