

MR MARK SENNITT  
THE NEWPORT  
NEWPORT LANE  
BRAISHFIELD  
ROMSEY  
SO51 0PL

|                |                                  |
|----------------|----------------------------------|
| Application    | F/26/101180                      |
| Please ask for | David Huckfield                  |
| Direct dial    | 023 8068 8811                    |
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Friday 17 July 2026

Application No. F/26/101180

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

|                     |                                                                                               |
|---------------------|-----------------------------------------------------------------------------------------------|
| <b>Description:</b> | Provision of hardsurfacing for additional car parking and erection of single storey extension |
| <b>Site:</b>        | GARDEN CENTRE, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD                                 |

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 19148 201A, 19148 202A, 19148 203A, 19148 204

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 Prior to the car park being brought into use in its approved form, a detailed soft landscaping scheme for the planting areas shown on approved drawing number 19148 203A shall be submitted to and approved in writing by the Local Planning

Authority. The scheme shall cover all of the proposed planting and provide details of timings for installation, future maintenance and management responsibilities. The works shall thereafter be carried out and maintained / managed in accordance with the approved details and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality and biodiversity.

- 4 For a period of 5 years after planting, any plants approved as part of the landscaping scheme the subject of condition 3 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 and biodiversity.

- 5 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match as closely as possible, in type, colour and texture to those denoted on approved drawing number 19148 204 (Proposed Floor Plan and Elevations).

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

- 6 The construction, surfacing and drainage provisions for the car park hereby approved shall accord with the details as shown on approved drawing number 19148 203A (Site Plan).

Reason: To ensure that appropriate surface water drainage measures are provided for the development and to achieve a satisfactory visual appearance in the interests of the character of the area.

- 7 The retail sales from the extension hereby permitted shall be limited to nursery stock, garden sundries, garden furniture, garden sheds and greenhouses. The building shall be used for no other purposes including any other purpose within Class E of the Schedule to The Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: To enable the Local Planning Authority to regulate and control the use of the land and to limit the impacts of the development on the vitality and viability of existing town, local and district centres.

- 8 The development hereby approved shall be used only for purposes ancillary to the existing garden centre and for no other purposes whatsoever.

Reason: To enable the Local Planning Authority to regulate and control the use of the land in the interests of highway safety, amenity, and the protection of the countryside.

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, appearing to read "N. Parker", with a horizontal line underneath the name.

Nicholas Parker  
Planning Manager

N.B. See Attached Notes