

MR CRAIG ROPPOLO
12 SPRINGFIELD DRIVE
TOTTON
SOUTHAMPTON
HAMPSHIRE
SO40 2QS

Application	H/26/101931
Please ask for	Gina Aftanas
Direct dial	023 8068 8426
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Wednesday 7 October 2026

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

Application No. H/26/101931

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 18 August 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Remove existing shed and lean to. Erect single storey rear extension and detached garden room and store. Erection of front porch and steps (amended description).
Site: 17 SHEARS ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FZ

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: DRWG 01- 01/25, DRWG 02- 01/25, 03 Rev B, 04 Rev A, 06 Rev A.

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 the materials section of the application form.

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

Note to Applicant:

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Any excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to safety on their own.

Biodiversity enhancements will be required in accord with Local Plan policy DM 11. A bat box and a swift nest box may be appropriate for this building.

Note to Applicant: In accordance with paragraph 1 of policy DM3 within the National Planning Policy Framework (August 2026), Eastleigh Borough Council takes a positive manner 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.

Nicholas Parker
Planning Manager

N.B. See Attached Notes