

MR NICHOLAS JENKINS
THE HAWTHORNS 105 DIBLES ROAD
WARSASH SOUTHAMPTON
SO31 9JL

Application	H/25/98706
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
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Wednesday 12 March 2025

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

Application No. H/25/98706

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 14 January 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of detached garage and store
Site:	BELL HOUSE, SCHOOL ROAD, BURSLEDON, SOUTHAMPTON, SO31 8BX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan & C24-016-001.

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 must match as closely as possible, in type, colour and texture those listed in the 'Materials' section of the application form. The roof tiles shall be constructed of clay.

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

- 4 The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for commercial or industrial purposes or as an independent residential unit.

Reason: To protect the amenity of the adjoining residential properties.

- 5 The development must accord with the arboricultural report reference JFA0362. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 6 Biodiversity enhancements shall be installed on site prior to first use of the development hereby approved in the form of a bat box and a bird box and thereafter retained. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

Reason: To ensure a biodiversity enhancement in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)

- 7 Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season or within 24 hours of being checked for nesting birds by a suitably qualified ecologist. Any active nests must be protected by a 5m buffer to protect it from disturbance until after the birds have fledged and left the nest. Areas of dense vegetation below 30cm from ground level, and areas within long

grass, dead leaves or piles of dead wood should be cleared by hand, not using a digger.

Reason: To ensure the protection of nesting birds and hedgehogs.

Note to Applicant: Precautionary working methods shall be followed to ensure the protection of great crested newts, nesting birds and hedgehogs during construction and the proposed hedge removal.

These methods shall include the following:

- All construction operatives must be briefed on how to identify great crested newts in all phases of development and what to do if a great crested newt is found on site. 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.
- If hedgehogs are using the site they would be sheltering under dense vegetation or within long grass, dead leaves or piles of dead wood. Removal of potential habitat must not take place from November through to March, when animals may be hibernating. If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801.
- All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat
- Any excavations must be covered at night or be fitted with a small animal escape ramp.
- No fires can be lit on site.
- Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.
- Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.
- Any exterior lighting required for security or safety purposes must not be allowed to shine on the retained hedges.

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. Nesting birds and their young are protected under the same legislation.

Note to Applicant: New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

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