

MR IAN KNIGHT
KNIGHT ARCHITECTURAL DESIGN
UNIT 7 THE QUARTERDECK
PORT SOLENT
PORTSMOUTH
PO6 4TP

Application	H/25/98757
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Wednesday 2 April 2025

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

Application No. H/25/98757

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 6 February 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Replacement shed
Site:	7 FERRYMAN'S QUAY, VICTORIA ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5RA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: KAD-01-A-PRO,
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 those listed on the planning application form.
Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The use of the development hereby permitted shall be ancillary to the dwellinghouse at 7 Ferryman's Quay and for no other purpose (including any other purpose in 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 and re-enacting that Order with or without modification).

Reason: To protect the residential character of the area and amenity of nearby residential properties.

Note to Applicant: In accordance with paragraph 38 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.

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/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

- If evidence of an active bird's nest is found during construction, a 5 m buffer must be erected around the nest to protect it from disturbance and retained until after the chicks have fledged and left the nest.

- It is recommended that a bird box (such as a sparrow terrace) is mounted on the rear (north facing) gable of the proposed new shed.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive, slightly stylized font.

Nicholas Parker
Planning Manager

N.B. See Attached Notes