

MR ROY LUCAS
ROMSEY BUILDING DESIGN
1 CUPERNHAM LANE
ROMSEY
HAMPSHIRE
SO51 7JJ

Application	H/25/99430
Please ask for	Charlie Vallis
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Tuesday 16 September 2025

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

Application No. H/25/99430

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 22 July 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of double garage following removal of existing garage.
Site:	THE WALLED GARDEN, NETLEY HILL ESTATE, HEDGE END, SOUTHAMPTON, SO19 6AN

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, Site Plan, WG/25/01-01, and WG/25/01-03

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 'Materials' section of the application form.

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

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

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

Note to Applicant: 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.

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>.

Note to Applicant: There are piles of rubble, shrubs and a possible wood store behind the garage. If these are to be moved to facilitate this proposal, they must be moved carefully by hand, to allow time to escape for any animals using them for shelter. In addition the following precautionary shall be followed during the development:

- All building materials shall 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 chemicals and fuels must be stored carefully and away from potential wildlife habitat.
- Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes