

IAN MURRAY
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HAYLING ISLAND
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Application	H/25/99630
Please ask for	Gregg Chapman
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Thursday 20 November 2025

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

Application No. H/25/99630

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 25 September 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of double garage
Site: THE WELL HOUSE, MOORHILL ROAD, WEST END,
SOUTHAMPTON, SO30 3AW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
A101 – Site and Location Plans
A102 – Existing Floor Plans
A103 – Existing Elevations
A104 – Existing Site Sections
A111 – Site and Location Plans – Proposed V3
A114 – Site Sections – Proposed V3
A119 – Proposed Garage Elevations – Proposed V3
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.
Reason: To ensure a satisfactory visual relationship of the new development to the existing.
- 4 The development hereby approved shall accord with the Arboricultural Report prepared by Kim Gifford dated 24th September 2025. 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.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

Note to Applicant - Please note the following Ecological advice;

A precautionary working method should be used to prevent harm to any wildlife that could be using this site. It should include:

- 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 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.
- Biodiversity enhancements should be considered. A bat box may be appropriate for this site.
 - 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.
(<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box>)
 - Additional information is available at:
 - <https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

- <https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf> - Stars of the Night guide to attract bats into your garden
- <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>
- <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>
- <https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>
- <https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>
- www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for-bats-and-biodiversity
- <https://ptes.org/my-garden/>
- <https://www.ukbutterflies.co.uk/foodplants.php>

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes