

LUKE RICHARDS
THE WILLOWS
11 CRANE DRIVE
VERWOOD
BH31 6AB

Application	H/25/100087
Please ask for	David Huckfield
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Thursday 11 December 2025

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

Application No. H/25/100087

In pursuance of their powers under the above Act and in accordance with your application received on Friday 10 October 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Replacement lodge building
Site: FOUR WINDS, ALLINGTON LANE, FAIR OAK, EASTLEIGH,
SO50 7DD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01 Revision A, 02 Revision B, P001, P002, P003, P004, P005, P006.

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 in the external surfaces of the development shall accord with those listed in Section 10 of the Application Form and on Page 4 of the submitted Design and Access Statement (LR Architecture).

Reason: To ensure a satisfactory visual appearance in the interests of the character and amenity of the area.

- 4 The development must accord with the arboricultural report reference 25_5837_07_26, dated 30/07/2025. 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 and may only be modified subject to written agreement from the Local Planning Authority.

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

- 5 The following precautionary working measures shall be adhered to during demolition and construction works:
- Any piles of vegetation or rubble must be dismantled by hand to avoid injury to any animals that might be sheltering within it.
 - All building materials should 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 should be lit on site.
 - Waste must be stored in a skip or similar and should 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.

Reason: To protect biodiversity from potential harm during demolition and construction works.

- 6 Demolition of the existing building and any vegetation removal that is required to facilitate the development should be undertaken outside of the bird nesting season (1st March to 31st August inclusive), unless it has first been inspected for nesting birds by a suitably qualified ecologist, within the 24 hours prior to the commencement of the works. Any active nests that are identified, shall be retained and protected from disturbance with a 5m minimum buffer put in place until after the young have fledged and left the nest.

Reason: To protect nesting birds from harm during demolition and construction works.

- 7 Prior to the development hereby approved being brought into use, a minimum of one bat or bird box shall be installed on the building and thereafter maintained.

Reason: To secure a net gain for biodiversity.

- 8 The building hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwellinghouse on the site known as Four Winds, Allington Lane, Fair Oak, Eastleigh, SO50 7DD.

Reason: To ensure that the building functions as ancillary accommodation only, to protect the character of the countryside, and as the site is not considered suitable for sub-division into two separate dwellings.

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.

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>.

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