For official use only (date received): 19/06/2017 21:40:32

The Planning Inspectorate

HOUSEHOLDER PLANNING APPEAL FORM (Online Version)

WARNING: The appeal and essential supporting documents must reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/W1715/D/17/3178270

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	Mr Rob Sheppard

B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes	☐ No	☑

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Eastleigh Borough Council
LPA reference number	F/17/80048
Date of the application	09/03/2017

Did the LPA issue a decision?	Yes	☑ No	☐
Date of LPA's decision	05/05/2017			

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes	☑ No	☐

Address	6 St. Austell Close Bishopstoke EASTLEIGH SO50 6GQ

Is the appeal site within a Green Belt?	Yes	☐ No	☑
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes	☐ No	☑

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes	☐ No	☑

Please enter details of the proposed development. This should normally be taken from the planning

application form.

A porch was constructed on the assumption of permitted development and following communication with the local planning authority, a formal application for approval is requested st this development.

Area of floor space of proposed development (in square metres) 6

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development. ☑
2. Refused permission to vary or remove a condition(s). ☐
3. Refused prior approval of permitted development rights. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☐

2. Hearing ☑

You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

☑ the box below

I would like the chance to discuss my proposal with someone face to face in order to clearly explain the details of the case.

The level of support I have had from the local area has been overwhelming and I believe this should be taken into consideration when a decision is made and I would like to give the neighbours a chance to express their positive feelings towards the development.

I feel a hearing would be the best way for me to highlight that the majority of the street is in support of the development and believe it improves the image of the street.

Is there any further information relevant to the hearing which you need to tell us about? Yes ☐ No ☑

3. Inquiry ☐

H. GROUNDS OF APPEAL

The grounds of appeal are:

☑ see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your grounds of appeal? Yes ☑ No ☐

☑ see 'Appeal Documents' section

Have you made a costs application with this appeal? Yes ☐ No ☑

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates; ☑

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below: ☐

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below. ☐

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding. ☑

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant. ☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below. ☐

J. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA. ☑

02. A copy of the LPA's decision notice. ☑

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☑

L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form, the personal details form and any supporting documents (including the full grounds of appeal) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your forms
- locating your local planning authority's email address:

  https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council
- attaching the saved forms including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	GROUNDS OF APPEAL
Document Description:	The grounds of appeal
File name:	appeal letter re porch.docx
Relates to Section:	GROUNDS OF APPEAL
Document Description:	A separate list of appendices to accompany your grounds of appeal
File name:	Pictures of similar porches index.docx
File name:	Map 1 final.pdf
File name:	Map 2 Final.pdf
File name:	Pic 1 - Underwood Road.pdf
File name:	Pic 1A - Underwood Road.pdf
File name:	Pic 1B Underwood Road.pdf
File name:	Pic 1C - Underwood Riad.pdf
File name:	Pic 2 - Sedgwick Road.pdf
File name:	Pic 2A - Sedgwick Road.pdf
File name:	Pic 2B - Sedgwick Road.pdf
File name:	Pic 3 - East drive.pdf
File name:	Pic 4 - Sedgwick Road.pdf
File name:	Pic 5 - Truro Rise.pdf
File name:	Pic 6 - St Austell Close.pdf
File name:	Pic 7 - Underwood road.pdf
File name:	Pic 8 - Underwood road.pdf
File name:	Pic 9 - Underwood Road.pdf
File name:	Pic 9A - Underwood Road.pdf
File name:	Pic 10 - Underwood road.pdf
File name:	Pic 11 - East Drive.pdf
File name:	Pic 11A - East Drive.pdf
File name:	Pic 12 - Truro Rise.pdf
File name:	Pic 13 - St Austell Close.pdf
File name:	Pic 14 - St Austell Close.pdf
File name:	Pic15 - St Austell Close.pdf
File name:	Pic 16 - Truro Rise.pdf
File name:	Atachment 1 - Original Application Form (Public Version).pdf
File name:	Attatchment 2.pdf
File name:	Attatchment 3 - Fwd E1616335 - 6 St Austell Close Bishopstoke SO50 6GQ.pdf
File name:	Atachement 4 - signitures.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application form sent to the LPA.
File name:	2nd Application.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. A copy of the LPA's decision notice.
File name:	Decision Notice.pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Completed by	MR ROB SHEPPARD
Date	19/06/2017 21:41:12

Rob Sheppard

6 St Austell Close

Bishopstoke

SO50 6GQ

Dear Sir/Madam,

I am writing to you with regards to a planning appeal in respect of my porch at the above address.

Back in July 2016 I contracted a builder to design and build me a porch. The existing porch I had was the original one that was constructed when the house was built in the 1970s. It was leaking and literally hanging off the house. It was an eye sore and a danger quite frankly with electrical wires exposed to the elements and the wooden structure falling away from the main body of the house.

I decided to construct a new, nicer porch out of brick to complete the renovation work I had already done on my house to bring it into the latest century. I reviewed other porches in the area and based my design on some of these. A few houses on the street have modernised their porches from the original 1970s design and I have tried to base my design on these by putting a pitched roof on the new development (see pics of other pitched roof porches on St Austell Close and adjoining street Truro Rise – see pictures of similar porches index and Map 1 and Map 2 where these pictures are cross referenced to a map. Note the x is where my house is).

The bricks selected were the closest I could find to the existing bricks on the house which were no longer made. The tiles for the roof were also in keeping with the house and street as I looked to blend the porch in as best I could.

During of the construction of the porch (about a month in) I received a letter from Eastleigh Borough Council stating that the porch would require planning permission (See attachment 2).

After researching the planning legislation, I did indeed find that due to the size of the porch, it would need planning approval. Fine I thought and with the assistance of my builder, I put together a planning application and submitted (See attachment 1 for original application). The porch was then completed and I awaited approval from the council.

When their response came through I was shocked to find that they had rejected my application as the porch was in their words "represents an overly dominant and incongruous feature" Upon meeting the planning officer's I was told I would in fact have to reduce it in size.

I have since got some quotes for the work to make the changes to meet the councils demands and these came to circa 10k...one was marginally under, one marginally over. This is because it would basically mean dismantling the whole thing and re-building it.

I obviously don't have this kind of money available as I ploughed it into the build of the porch in the first place and so this was not really an option for me.

I feel this rectification work is far too excessive.

I therefore looked to compromise with the council and I asked them if I could reduce the overhanging roof, which was their original concern when the very first letter came through (the

porch structure was built at this stage and no mention of issues with the size of the structure was mentioned in this letter – see attachment 2).

As you can see per the Picture attachments (Pics 1-17 per Pictures of similar porches index) - other similar porches in the area the surrounding area such as Underwood Road and Sedgwick Road (both on the main bus route and so will be viewed by far more people than mine) as well as East Drive and Truro Rise have all been granted planning permission. Some structures were far bigger than mine and I could not understand why these were granted permission but my porch didn't.

In fact, there was a conservatory as a porch two doors down to me at number 10 St Austell (pic 6), which in my opinion is far less in keeping with the street scene than mine. This conservatory is nothing like anything else in the street. I measured it with the neighbour's consent to find that the length of it was only one brick less than mine in length and the width of it was comparable to mine. So, to all intense and purposes this conservatory porch is the same size as my porch and this conservatory/porch got planning permission many years ago.

I believe it is the overhanging roof on mine that makes it look bigger than it actually is and this is something I am happy to reduce and have offered to reduce in my second application.

I will note that the only response to my 1st application when the neighbours were consulted was a positive response from the house directly opposite me at 13 Truro Rise. No concerns were raised by any of the other neighbours consulted for my first application.

After the first application was rejected I looked to put together another application in a bid to compromise with the council.

I asked the planning team if I could run my revised plans (regarding the reduced size of roof and overhang) by them to clear it with them before I paid another circa £300 to formalise another planning application. They agreed and I did indeed forward my revised plans to them before submitting the 2nd application. The planning official saw these plans and invited me to formalise it into a 2nd application (see attachment 3). At no point did he say that these revised plans were still unsatisfactory.

I did this at the start of January 2017...8 months after work originally started.

When handing the 2nd application in I was told by the receptionist at the council that she couldn't take my payment for my 2nd application and the planners would be in touch to collect this. 4 weeks later I get a letter saying they cannot start reviewing my application until they received my payment. This was very frustrating as it was another 4 weeks wasted. I made payment following their request.

8 weeks after the payment was made (early May now) I get a letter from the council saying my 2nd application was rejected. This after I emailed the planner with my revised plan and was "invited" by him to formalise it.

The only response from the neighbours who were consulted on the 2nd application was a letter of support from number 8 St Austell Close (next door to me). See reference to this on the officer's report.

Since the second application was rejected I have gone around and discussed the porch with all of my fellow neighbours as the main reasons given for refusal was that porch does not respect the area of St Austell Close.

After talking to the neighbours about this issue many were as stunned as I was that the porch has had planning permission rejected. Most said how nice the porch looked and thought it made the street look nicer as a result.

Therefore, if the neighbours in this small (no through road) cul-de-sac are happy with the porch I can't understand what the issue is as they are the ones who will be affected by it and the wider area will not even know it's there due to the secluded position of my house.

I even got the neighbours directly affected, to sign a document (see attachment 4) stating they are happy with the porch as it is and have no concerns with it being there (All houses on the same row as me have signed to say they are happy with it including both next door neighbours as well as the two houses directly opposite).

I was overwhelmed with the local support I have received and feel that this should be taken into consideration when deciding my planning application.

Given that other similar projects (as shown in previous attachments) which are literally 2-3-4 times the size of mine have got permission I believe my property should also be accepted due to the precedence set by the council.

The person across the road from me has built basically another house onto the side of his existing house and it is a much larger structure than my porch and this got approval...and yet my porch hasn't. I find this very bemusing. My porch is within a bricks length of the porch at 10 St Austell Close and so I clearly feel a precedent has been set by the council by granting permission here.

All I was trying to do was improve my property. I believe the councils should be encouraging people to improve their properties due to the lack of other affordable housing available. I have knocked down a dangerous, ugly, 1970s porch and replaced it with a safe, brick based porch. I believe this makes the street look nicer as a result and many of the neighbours have agreed with this when I went around and spoke to them.

I am therefore looking to appeal their decision so that I can legalise my build and put this distressing time behind me.

Yours sincerely,

Rob Sheppard

New porch built at 6 St Austell Close, Bishopstoke, SO50 6GQ.

I confirm that I am happy with the porch built as it stands and do not have any issues with the build.

I do not think that this represents an overly dominant and incongruous feature which is harmful to the character and appearance of the host property, the street scene and its surroundings.

Name (print) MARY CARR [illegible]

Signature [redacted]

Address 2 ST AUSTELL CLOSE

Name (print) John Bray

Signature [redacted]

Address 2 TRURO RISE.

Name (print) J RAMSEY

Signature [redacted]

Address 10 TRURO RISE

Name (print)

Signature

Address

New porch built at 6 St Austell Close, Bishopstoke, SO50 6GQ.

I confirm that I am happy with the porch built as it stands and do not have any issues with the build.

I do not think that this represents an overly dominant and incongruous feature which is harmful to the character and appearance of the host property, the street scene and its surroundings.

Name (print) MALCOLM TIBBLE
Signature [redacted]
Address 7 ST AUSTELL CLOSE

Name (print) Katie Avery
Signature
Address 11 Truro Rise.

Name (print) SYLVIA DOYLE
Signature [redacted]
Address 3 TRURO RISE

Name (print) SIMON CLARK
Signature [redacted]
Address 1 TRURO RISE

EDMUND JOHN
8 St AUSTELL CLOSE
[redacted]

New porch built at 6 St Austell Close, Bishopstoke, SO50 6GQ.

I confirm that I am happy with the porch built as it stands and do not have any issues with the build.

I do not think that this represents an overly dominant and incongruous feature which is harmful to the character and appearance of the host property, the street scene and its surroundings.

Name (print) HARDEEP SINGH GILL

Signature [redacted]

Address 4 St Austell Close, Bishopstoke SO50 6GQ

Name (print) Neal Cook

Signature [redacted]

Address 13 Truro Rise, Bishopstoke, SO50 6GP.

STEPHEN BLIGHE [redacted] – 10ST AUSTELL CLOSE SO50 6

Name (print) M. BRICKWOOD

Signature [redacted]

Address 15. ST AUSTELL CLOSE

Name (print) HEATHER BRICE

Signature [redacted]

Address 11 ST AUSTELL CLOSE

New porch built at 6 St Austell Close, Bishopstoke, SO50 6GQ.

I confirm that I am happy with the porch built as it stands and do not have any issues with the build.

I do not think that this represents an overly dominant and incongruous feature which is harmful to the character and appearance of the host property, the street scene and its surroundings.

Name (print) MR E M'GUIRE

Signature [redacted]

Address 15, TRURO Rise
BISHOPSTOKE
SO50 6GP.

Name (print) Daniel Horn

Signature [redacted]

Address 8 Truro Rise bishopstoke SO50 6GN

Name (print) DANIEL WALSH

Signature [redacted]

Address 6 TRURO RISE. BISHOPSTOKE SO50 6GN.

Name (print) DAVE JONES

Signature [redacted]

Address 4 TRURO RISE
BISHOPSTOKE
EASTLEIGH
SO50 6GN

JANE BUNYAN

[redacted]

4 Truro Rise
Bishopstoke
Eastleigh
SO50 6GN

Development Management
My ref E/16/16335
Please ask for Chris Hutchings
Direct dial 023 8068 8180
e-mail chris.hutchings@eastleigh.gov.uk
Hours of work

Owner/occupier
6 St Austell Close
Bishopstoke
Eastleigh
SO50 6GQ

11 July 2016

Dear Sir,

Re: Unauthorised porch
Address: 6 St Austell Close, Bishopstoke, Eastleigh, SO50 6GQ

I have received a report of an alleged unauthorised porch at the above site. Having visited the address today, I am writing to advise you that the development works you have carried out require planning permission as they do not fall under the Permitted Development rules (Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 1, Class D).

You are therefore invited to submit a retrospective planning application.

Having discussed this matter with one of our Planning Officers, Jagdeep Birk, her main concern is that the canopy of the porch is too great and should be significantly reduced. If you wish to discuss this further please feel free to contact Miss Birk directly on 023 80688123.

A complete application should be received by me within 21 days from the date of this letter.
You can submit your application electronically via the Planning Portal at www.planningportal.gov.uk or download application forms from our website at www.eastleigh.gov.uk .

The application must include an original and one copy of;

- Application form
- Location plan scale 1:1250 with the site outlined in red
- Block plan scale 1:500 to clearly show the position of the development
- Existing and proposed floor plans scale 1:100/1:50 or dimensioned (metric measurements)
- Existing and proposed elevations scale 1:100/1:50 or dimensioned (metric measurements)
- Relevant fee (please refer to our website)

Please contact the officer on the above number if you require any help or a paper copy of the application form.

However, it should be appreciated that an invitation to submit a planning application cannot in anyway prejudice either the subsequent recommendation or the ultimate decision of the Council as each planning application is considered on its merits.

Yours sincerely,

Chris Hutchings
Monitoring & Enforcement Officer

rob sheppard <robshep1986@gmail.com> | rob sheppard

Fwd: E/16/16335 - 6 St Austell Close, Bishopstoke SO50 6GQ

Re: Unauthorised porch

Address: 6 St Austell Close, Bishopstoke, Eastleigh, SO50 6GQ

I am writing to you in respect of the unauthorised porch that was erected at the above site. As you will be aware the 12 week dea F/16/78985 and so Enforcement action would need to considered. However, you have made recent contact with Principal Plannin to you.

Your points have been noted but to move forward a full planning application is required to be submitted for any amended design comments and photos are included as part of this formal submission.

You can submit your application electronically via the Planning Portal at www.planningportal.gov.uk or download application form

The application must include an original and one copy of;

ine for a Planning Appeal has now passed on the Refusal of Planning Application
Officer, Steve Nangreave, by letter about amendments and he has asked me to respond

ıat will continue to be outside of Permitted Development rules. I would advise that your

from our website at www.eastleigh.gov.uk .





D



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1C




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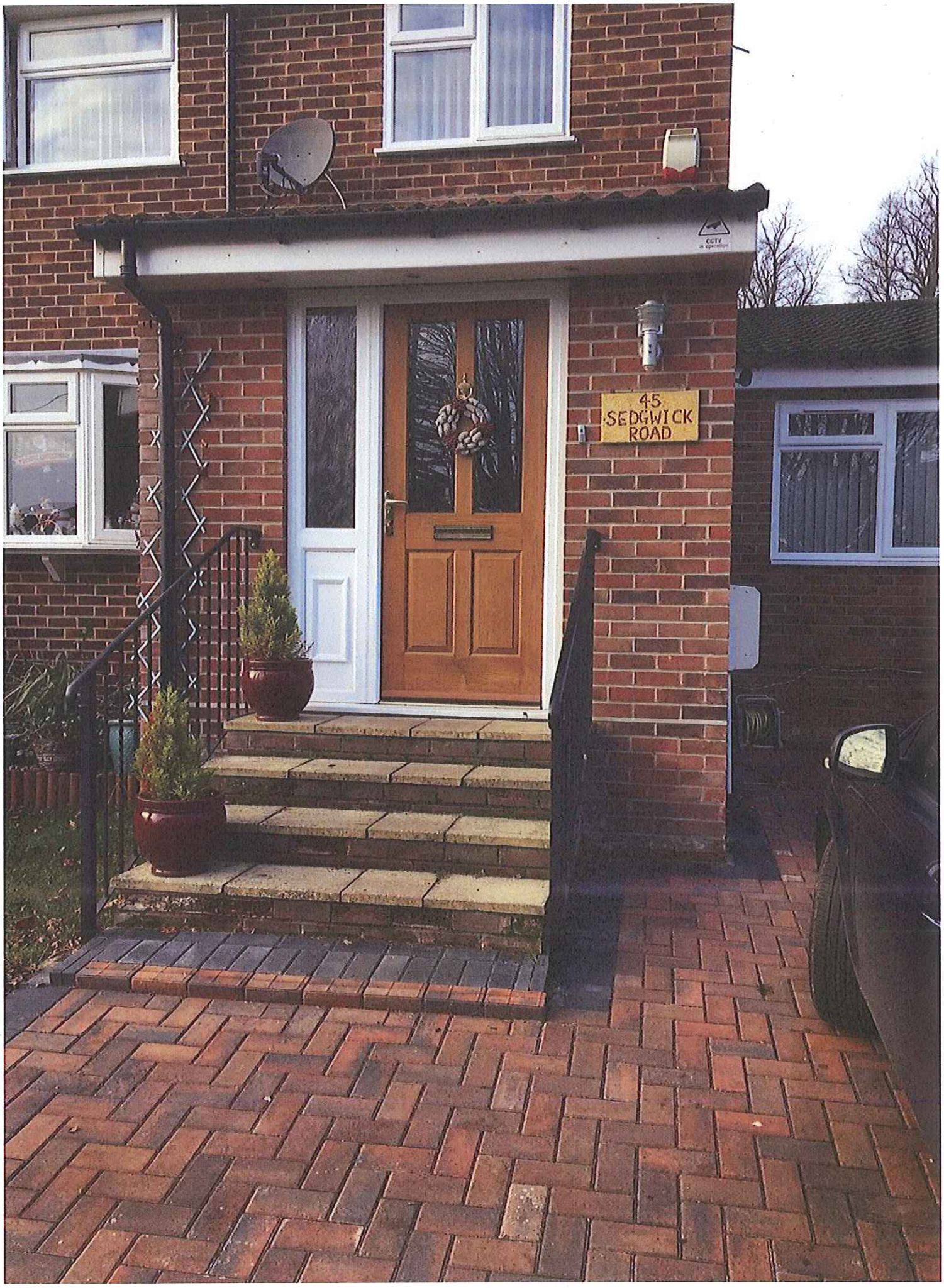
SEDGWICK
ROAD

2A



2B












VK63 SZR



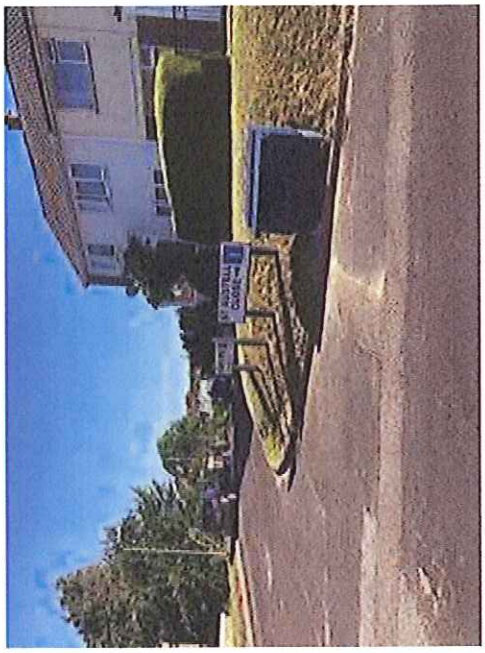


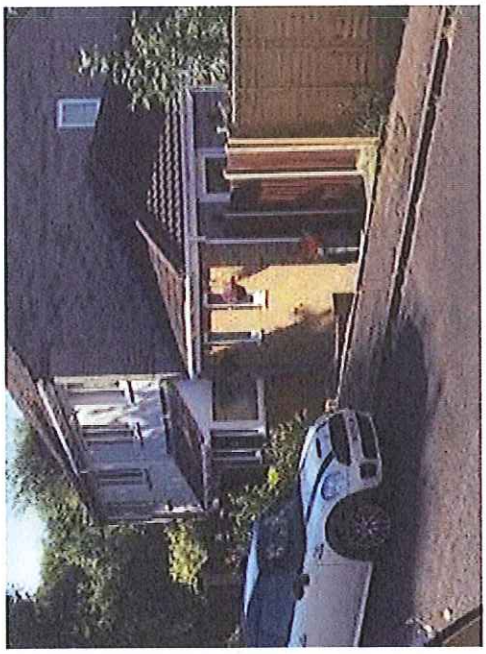

KF16 OVZ













Pic 1 – 67 Underwood Road

Pic 1C – 65 Underwood Road

Pic 2 – 45 Sedgwick Road

Pic 3 – 50 East Drive

Pic 4 – 51 Sedgwick Road

Pic 5 – 4 Truro Rise

Pic 6 – 10 St Austell Close

Pic 7 – 135 Underwood Road

Pic 8 – 113 Underwood Road

Pic 9 – 183 Underwood Road

Pic 10 – 167 Underwood Road

Pic 11 – 28 East Drive

Pic 12 – 15 Truro Rise

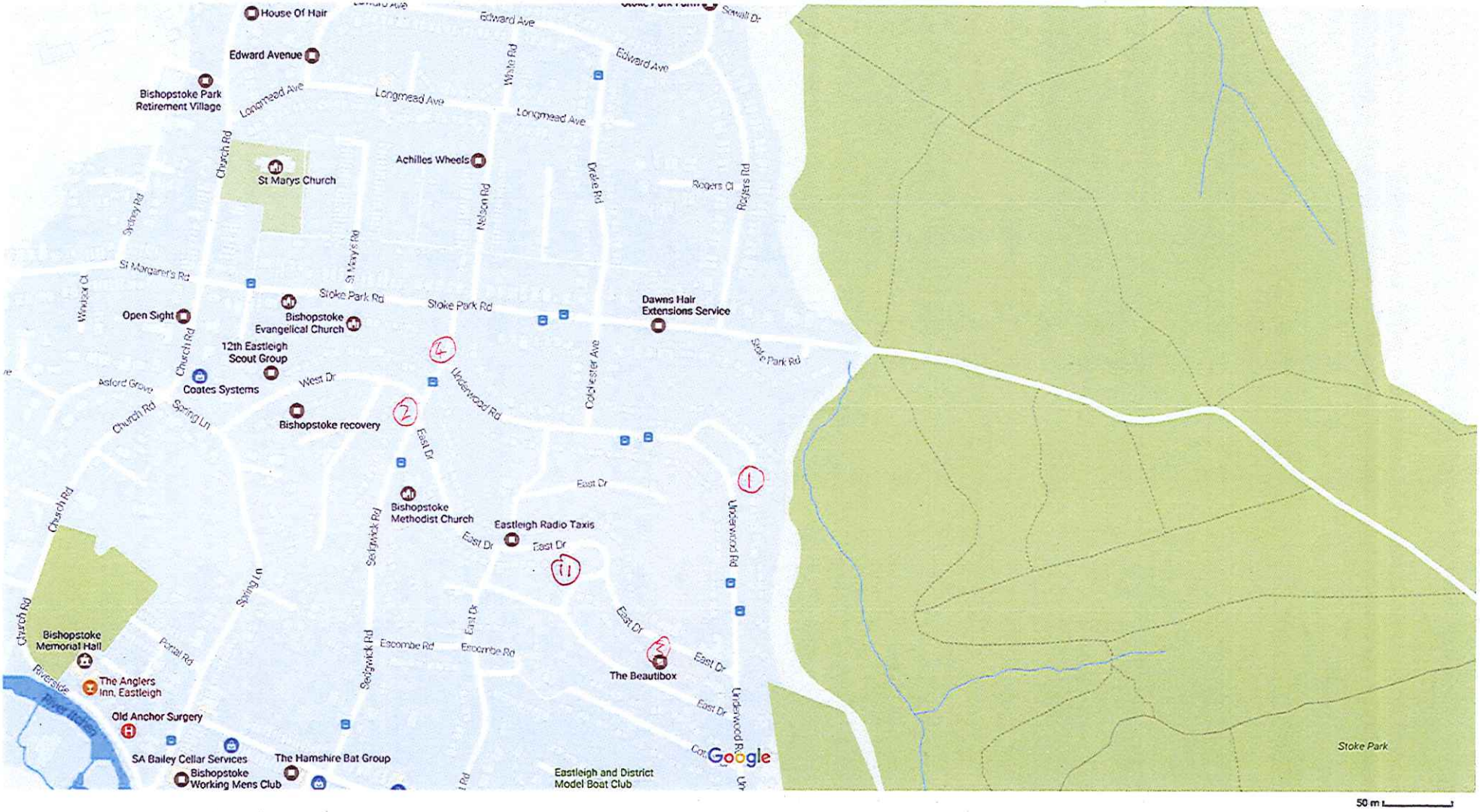
Pic 13 – 1 St Austell Close

Pic 14 – 5 St Austell Close

Pic 15 – 15 St Austell Close

Pic 16 – 11 Truro Rise

Pic 17 – 13 Truro Rise


House Of Hair
Edward Ave
Edward Avenue
Bishopstoke Park Retirement Village
Longmead Ave
White Rd
Achilles Wheels
St Marys Church
Church Rd
Nelson Rd
Rogers Cl
Sydney Rd
St Margaret's Rd
Stoke Park Rd
Open Sight
Bishopstoke Evangelical Church
Dawns Hair Extensions Service
12th Eastleigh Scout Group
Coates Systems
West Dr
Underwood Rd
Colchester Ave
Ashford Grove
Spring Ln
Bishopstoke recovery
East Dr
Bishopstoke Methodist Church
Eastleigh Radio Taxis
Sedgwick Rd
Bishopstoke Memorial Hall
Portal Rd
Riverside
The Anglers Inn, Eastleigh
Old Anchor Surgery
SA Bailey Cellar Services
Bishopstoke Working Mens Club
The Hamshire Bat Group
Escombe Rd
The Beautibox
Eastleigh and District Model Boat Club
Stoke Park
Google
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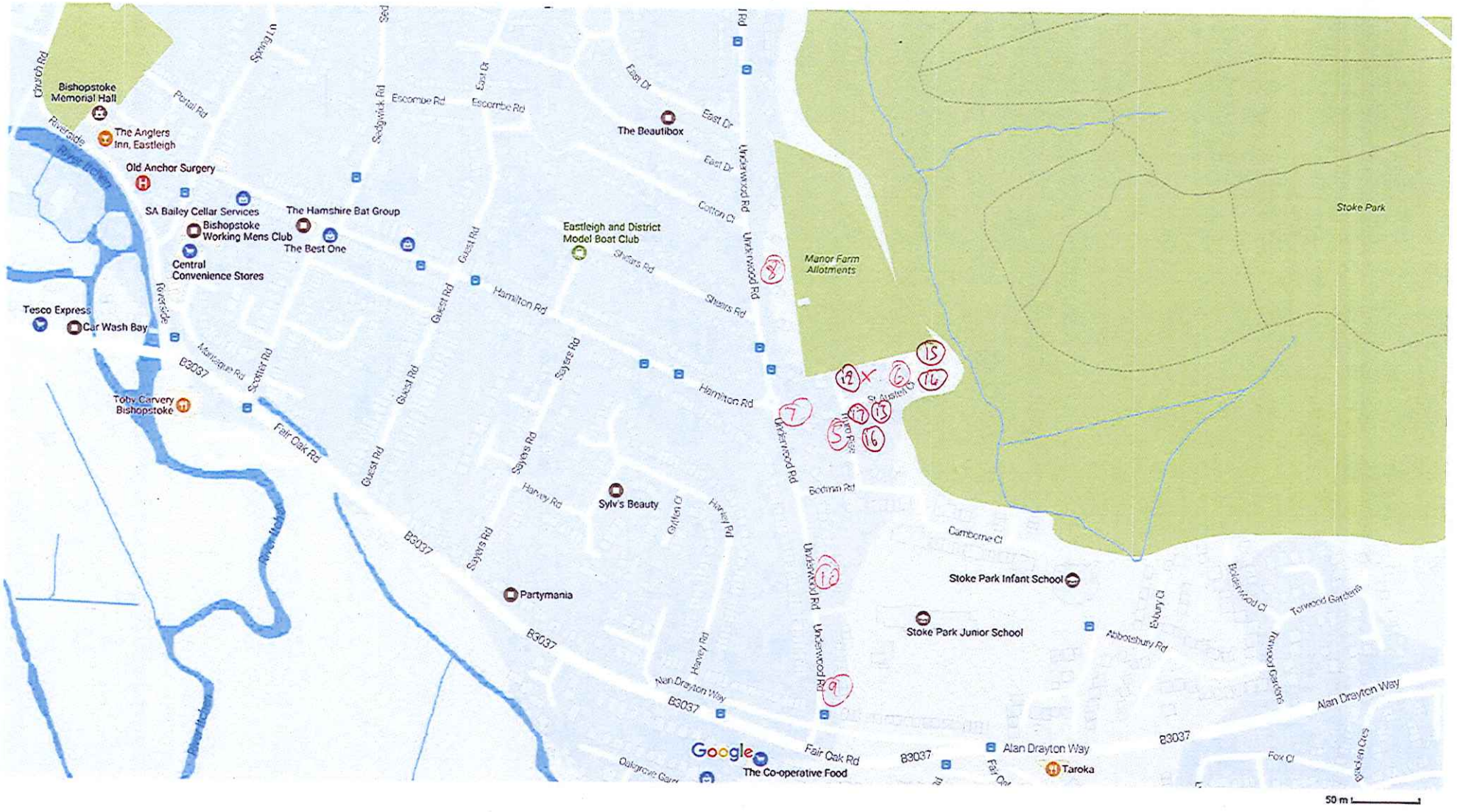
12/06/2017


Bishopstoke Memorial Hall
The Anglers Inn, Eastleigh
Old Anchor Surgery
SA Bailey Cellar Services
Bishopstoke Working Mens Club
The Hamshire Bat Group
The Best One
Central Convenience Stores
Tesco Express
Car Wash Bay
Toby Carvery Bishopstoke
The Beautibox
Eastleigh and District Model Boat Club
Sylv's Beauty
Partymania
Manor Farm Allotments
Stoke Park
Stoke Park Infant School
Stoke Park Junior School
Taroka
The Co-operative Food
Church Rd
Riverside
River Itchen
Portal Rd
Spring Ln
Sedgwick Rd
Escombe Rd
East Dr
Cotton Cl
Underwood Rd
Shears Rd
Guest Rd
Hamilton Rd
Sayers Rd
Harvey Rd
Mantaque Rd
Scotter Rd
B3037
Fair Oak Rd
Bodman Rd
Camborne Cl
Abbotsbury Rd
Torwood Gardens
Alan Drayton Way
Fox Cl
Nan Drayton Way
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