

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**Householder Application for Planning Permission for works or extension to a dwelling****Town and Country Planning Act 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
445388	119886

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Graham and Marie

Surname

Woolford

Company Name

Address

Address line 1

40 Shakespeare Road

Address line 2

Address line 3

Town/City

Eastleigh

Country

United Kingdom

Postcode

SO504GA

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

In Autumn 2021, we responsibly decided the deteriorating brickwork of our garden wall was unsafe and needed replacing.

Before work started, we prudently enquired through the Planning Department, whether permission would be required and were told that none would be, as it was a replacement wall.

We also undertook enquiries through the Planning Portal to ascertain the maximum height a wall in Zone 1 (South East) could be, was governed by its brick depth, for safety and to avoid any masonry falling onto pedestrians and as our planned replacement wall was to be 1.5 brick deep, the maximum wall height was 2.4m. The existing wall height was 1m high and we planned our new wall to be the same, with our contractor commencing work on Sunday 28 November.

During construction and after discussions with our contractor, a verified and recommended Check a trade contractor, our plans changed and we included, for privacy, seven 1.9m 2 brick deep pillars with screening panels attached, with the works completing Friday 24 December, so the wall has been finished and visible for the past 5 months, so I was most surprised to hear of a council received complaint.

As requested and in our reply to Tom Lodwidge's email dated 18 April (attached in full with this application), we explained the thought process behind our decision to include the screening panels to the replacement wall, which are summarised below:

- Privacy
- Littering
- Loitering (and sitting on the deteriorating brickwork of the old unsafe wall).
- Security - please note the knife incident on Shakespeare Road (as email refers)

We also took into account the existing height of 38 and 42 Shakespeare Road respective hedge and fence which lines their Shakespeare Road boundary, particularly noting 42 Shakespeare Road's fence, erected within the last year, presumably without any permissions, as we never received any notification as an immediate neighbour, which suggested to us, our wall wouldn't either.

Tom's reply to our email dated 25 April (again attached in full with this application) advised our assumed fence height 'precedent' was incorrect, as they can have a 2m height as it is set back from the Highway pathways. He acknowledged that 1 fence panel was not set back but effectively confirmed he had waived their retrospective permissions need, as deemed that it was not expedient to pursue for 1 fence panel.

With this in mind, I feel I should point out the beginning of our wall, from number 42, is also set back from the pathway. I am therefore wondering why the council feel it is expedient that we seek permission but not others? Over half of the wall is set back from the pathway, as shown in the pictures (again attached with this application) and only 2 pillars are on the pathway.

We would hope that this retrospective planning application is granted however taking Tom's waiving of next door into consideration, feel we have been put under unnecessary stress by doing so.

Your thoughts are welcomed.

Has the work already been started without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

28/11/2021

Has the work already been completed without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

24/12/2021

Materials

Does the proposed development require any materials to be used externally?

- ☐ Yes
☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

ENF/2022/207

Date (must be pre-application submission)

13/04/2022

Details of the pre-application advice received

Tom called out to the property on the 13 April to advise he was investigating a complaint regarding our garden wall and was after some background information.

From discussions he advised that a retrospective planning application may be required but invited me to email across a statement of events and thought considerations for his review, which I did, on 18 April.

This resulted in his email response of 25 April, recognising and understanding our position but advising a retrospective planning application would be required.

A letter from Steve Probert, one of Tom's colleagues who had accompanied him on his 13 April site visit, dated 22 April, posted 25 April but not received by us until 2 May confirmed Tom's email advice regarding the need for retrospective planning consent and that an application should be made within 28 days of the date of the letter, hence this application.

A transcript copy of the emails between ourselves and Tom have been uploaded to this application, in case of need.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

40

Suffix:

Address line 1:

Shakespeare Road

Address Line 2:

Town/City:

Eastleigh

Postcode:

SO504GA

Date notice served (DD/MM/YYYY):

02/05/2022

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

40

Suffix:

Address line 1:

Shakespeare Road

Address Line 2:

Town/City:

Eastleigh

Postcode:

SO504GA

Date notice served (DD/MM/YYYY):

02/05/2022

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Graham

Surname

Woolford

Declaration Date

11/05/2022

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Graham Woolford

Date

11/05/2022