

The Planning Inspectorate

QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference

APP/W1715/D/23/3315633

Appeal By

MS PHILOMENE LAMBAERE

Site Address

68 Chalk Hill
West End
SO18 3DB

PART 1

1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS.

Yes ☒ No ☐

2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?

Yes ☐ No ☒

2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?

Yes ☐ No ☒

3. Can the Inspector see the relevant parts of the appeal site from public land?

Yes ☐ No ☒

4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:

4.a. the appeal site or property to judge the appeal proposal?

Yes ☒ No ☐

The proposed works are located to the rear of property so Inspector will need to enter appeal site in order to assess the impact of the development.

4.b. a neighbour's land or property to judge the appeal proposal?

Yes ☒ No ☐

4.b.i. Full address of the neighbour's land or property.

66 Chalk Hill, West End, Southampton, SO18 3DB

4.b.ii. Please provide the reasons why the Inspector will need to visit the neighbouring property.

This is important because one of the reasons for refusal relates to impact specifically upon this neighbour.

5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?

Yes ☐ No ☒

6.a. Is the site within a Conservation area?

Yes ☐ No ☒

6.b. Is the site adjacent to a Conservation Area?

Yes ☐ No ☒

6.c. Is the site within a green belt?

Yes ☐ No ☒

6.d. Is the site in an Area of Outstanding Natural Beauty?

Yes ☐ No ☒

7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?	Yes	☐ No	☒
7.b. Would the proposed development affect the setting of a listed building?	Yes	☐ No	☒
8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?	Yes	☐ No	☒
9. Is any part of the site subject to a Tree Preservation Order?	Yes	☒ No	☐

Please attach a plan showing the extent of the Order and any relevant details.

☒ see 'Questionnaire Documents' section

PART 2

Environmental Impact Assessment - Schedule 2

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	☐ No	☒
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Screening

10.c.i. Have you issued a Screening Opinion (SO)?	Yes	☐ No	☒
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Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement?	Yes	☐ No	☒
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Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file.	Applies	☐ N/A	☒
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11.a. the development hereby permitted shall begin not later than three years from the date of this decision.	Yes	☒ No	☐
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11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.	Yes	☐ No	☒
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11.c. the development hereby permitted shall be carried out in accordance with the approved plans.	Yes	☒ No	☐
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11.d. any other conditions you regard as necessary?	Yes	☒ No	☐
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Details of the condition(s) and reasons you regard the condition(s) as necessary are:

☒ the box below

- 1) 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.

2) The development hereby permitted shall be implemented in accordance with the following plans numbered: 666/05/100 Rev A, 666/05/104 Rev A, 666/05/103, 666/05/106 Rev A, 666/05/105 Rev A, 666/05/101 and 666/05/102.
Reason: For the avoidance of doubt and in the interests of proper planning.

3) No construction work shall start until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Construction works shall only take place in accordance with the approved CEMP which shall include:

- a) location of temporary site buildings, compounds, construction material, and plant storage areas used during construction;
- b) arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
- c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges]
- d) the parking of vehicles of site operatives and visitors;
- e) measures to control the emission of dust and dirt generated by construction;
- f) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- g) provision for storage, collection, and disposal of rubbish from the development during construction period;
- h) measures to prevent mud and dust on the highway during demolition and construction;
- i) temporary lighting;
- j) protection of pedestrian routes during construction;
- k) precautionary working method to protect small mammals during construction.

Reason: To limit the impact the development has on the amenity of the locality and protected wildlife.

4) Notwithstanding the approved plans, no development above lower-ground floor slab level shall commence until details (and samples where requested) of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These shall comprise:

- Walls;
- Roof;
- Fenestration; and
- Rainwater goods.

The development shall then be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

5) Prior to installation, details of the privacy screen(s) (to both northern and southern boundaries) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include; height, siting, material and colour. The privacy screens shall then be implemented in accordance with the approved details prior to first use of the balcony, and thereafter permanently retained as such for the lifetime of the development.

Reason: To protect the privacy of the occupants of the adjoining residential properties.

6) The existing boundary treatment along the southern boundary shall be retained in its current form and height. If any individual trees/plants become damaged, diseased or die, a suitable replacement(s) shall be planted within the next planting season.

Reason: In the interest of protecting the visual amenities and privacy of neighbouring properties and retaining biodiversity features for protected species.

NB: as stated within the Officer Report, the Inspector would be reminded that plan (666/05/100 Rev A) does not include a scale bar.

PART 3

12.a.i. All the plans submitted with the application;



see 'Questionnaire Documents' section

12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided;



see 'Questionnaire Documents' section

12.b.i. A copy of the letter/site notice with which you notified interested parties about the



householder planning application and a list of the addresses to which it was sent if applicable;

☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;



☒ [see 'Questionnaire Documents' section](#)

12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;



☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;



☒ [see 'Questionnaire Documents' section](#)

12.e. Design and Access Statement (if submitted);



12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);



☒ [see 'Questionnaire Documents' section](#)

☒ [see 'Questionnaire Documents' section](#)

12.g. Extracts from relevant policies which have been saved by way of a direction;



12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached;



☒ [see 'Questionnaire Documents' section](#)

12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application.



12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;



12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;



12.l. Your Authority's CIL charging schedule is being/has been examined;



12.m. Your Authority's CIL charging schedule has been adopted.



Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.



LPA's reference	H/22/93889
Completed by	Angela Rainger
On behalf of	Eastleigh Borough Council
Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.	
Name	Angela Rainger
Phone no (including dialling code)	02380688000
Email	ebcplanningsupport@eastleigh.gov.uk
Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.	

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/W1715/D/23/3315633

Appeal By MS PHILOMENE LAMBAERE

Site Address
68 Chalk Hill
West End
SO18 3DB

The documents listed below were uploaded with this form:

Relates to Section: PART 1
Document Description: 9. A plan showing the extent of the Order and any relevant details.
File name: TPO - H-2.pdf
File name: TPO front of 68 Chalk Hill.pdf

Relates to Section: PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: Location and Site Layout Plans.pdf
File name: Existing Floor Plan.pdf
File name: Existing Floor and Roof Plan.pdf
File name: Existing Elevations Plan.pdf
File name: Proposed Lower and Ground Floor Plans.pdf
File name: Proposed First Floor and Roof Plans.pdf
File name: Proposed Elevations Plan.pdf

Relates to Section: PART 3
Document Description: 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided
File name: Plans submitted with application.pdf

Relates to Section: PART 3
Document Description: 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.
File name: Application neighbour notification letter.pdf

Relates to Section: PART 3
Document Description: 12.b.i. A list of the addresses of the people who were notified of the householder planning application.
File name: H_22_93889 Neighbour List.pdf

Relates to Section: PART 3
Document Description: 12.b.ii. All representations received from interested parties about the application.
File name: Representations Received.pdf
File name: Parish Council response.pdf
File name: Tree response.pdf
File name: Ecology Response for H 22 93889 68 CHALK HILL, WEST END.pdf

Relates to Section: PART 3
Document Description: 12.c. A copy of the letter with which you notified people about the appeal.
File name: Appeal Neighbour Notification Letter.pdf

Relates to Section:	PART 3
Document Description:	12.c. A list of the addresses of the people who were notified of the appeal.
File name:	Appeal Notification List.pdf
Relates to Section:	PART 3
Document Description:	12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	H-22-93889 68 Chalk Hill Officer report.pdf
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	Front Page Eastleigh Borough Local Plan 2016-2036.pdf
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	DM1 EBLP 2016-2036.pdf
File name:	DM11 EBLP 2016-2036.pdf
File name:	DM14 EBLP 2016-2036.pdf
Relates to Section:	PART 3
Document Description:	12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.
File name:	QualityPlaces 2011 small.pdf
File name:	SPD Residential Parking Standards.pdf
File name:	SPD Trees and Development April 2022 (1).pdf
Completed by	Not Set
Date	03/04/2023 16:42:43
LPA	Eastleigh Borough Council