

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/23/3320111

Appeal By

MR STEVE SIMPSON

Site Address

13 Satchell Lane
Hamble
SOUTHAMPTON
SO31 4HF
Grid Ref Easting: 448292
Grid Ref Northing: 106982

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 | ☐ |
| To fully assess the site. | | | | |
| 4.b. a neighbour's land or property to judge the appeal proposal? | Yes | ☐ | No | ☒ |
| 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?
Please attach a plan of the Conservation Area.
☒ see 'Questionnaire Documents' section | 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	☒

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

The development hereby permitted shall be implemented in accordance with the following plans numbered: 001 Rev B, 002, 003, 004, 005 Rev C, 006, 007 Rev B, 008 Rev C, 009 Rev C & 010 Rev C
Reason: For the avoidance of doubt and in the interests of proper planning.

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.

Notwithstanding the approved plans / details, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, including details of fenestration and rainwater goods, have been submitted to and approved in writing by the Local Planning Authority. The development shall 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.

No development shall start until details for the treatment of front site boundary have been submitted to and approved in writing by the Planning Authority. The development shall not be brought into use until

the boundary treatment has been provided in accordance with the approved details and retained thereafter.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the

approved method statement which shall include:

- a) measures to control the emission of dust and dirt generated by demolition and construction works, including measures to prevent mud on the highway;
- b) a scheme for controlling noise and vibration from demolition and construction activities [including details of any piling];
- 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].

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

No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Public Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

The development hereby permitted shall not be brought into use until the a privacy screen of at least 1.8 metres in height has been installed to the side of the front balcony closest to the shared boundary. Once installed it shall be retained for the lifetime of the development.

Reason: To protect the privacy of the neighbouring property.

No development shall commence until details of biodiversity enhancements have been submitted to and approved in writing by the Local Planning Authority. These enhancements shall be installed prior to occupation of the development.

Reason: To protect and enhance local biodiversity and habitat.

The development hereby permitted shall not be occupied until the frontage parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence.

Reason: To make provision for off street parking for the purpose of highway safety.

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/22/94226

Completed by

Sarah Douglas

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

Phone no (including dialling code)

Email

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

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/W1715/D/23/3320111

Appeal By MR STEVE SIMPSON

Site Address
13 Satchell Lane
Hamble
SOUTHAMPTON
SO31 4HF
Grid Ref Easting: 448292
Grid Ref Northing: 106982

The documents listed below were uploaded with this form:

Relates to Section: PART 1
Document Description: 6.b. A plan of the Conservation Area.
File name: Hamble Conservation Area Appraisal Document.pdf

Relates to Section: PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: Drawing 001 Rev B Location & Block Plan.pdf
File name: Drawing 002 Existing Site Plan.pdf
File name: Drawing 003 Existing Floor Plan.pdf
File name: Drawing 004 Existing Elevations.pdf
File name: Drawing 005 SUPERSEDED Proposed Site Plan.pdf
File name: Drawing 005 Rev C AMENDED Proposed Site Layout.pdf
File name: Drawing 006 Street Scene.pdf
File name: Drawing 007 Rev B Proposed Floor Plans.pdf
File name: Drawing 008 SUPERSEDED Proposed Elevations.pdf
File name: Drawing 008 Rev C Proposed Elevations.pdf
File name: Drawing 009 Rev C Proposed Site Section.pdf
File name: Drawing 010 Rev C Street Scene Illustration.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: List of plans under consideration .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: Site Notice.pdf
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: Application 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:	Dr M Farwell 20 Satchell Lane Letter Redacted.pdf
File name:	Eva Tomlinson_20 Satchell Lane_Redacted.pdf
File name:	Rick Tomlinson_20 Satchell Lane_Redacted.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 Neighbour 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:	Delegated 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:	DM2 EBLP 2016-2036.pdf
File name:	DM6 EBLP 2016-2036.pdf
File name:	DM11 EBLP 2016-2036.pdf
File name:	DM12 EBLP 2016-2036.pdf
File name:	DM14 EBLP 2016-2036.pdf
File name:	S1 EBLP 2016-2036.pdf
File name:	S2 EBLP 2016-2036.pdf
File name:	S8 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:	Extract_Character Area Appraisal Bursledon, Hamble and Hound SPD.pdf
File name:	SPD Quality Places.pdf
File name:	SPD Residential Parking Standards.pdf
Completed by	Not Set
Date	19/04/2023 18:13:14
LPA	Eastleigh Borough Council