

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	The Vicarage
Address Line 1	School Road
Address Line 2	
Address Line 3	Hampshire
Town/city	Bursledon
Postcode	SO31 8BW

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

Easting (x)	Northing (y)
448208	109796

Description

Applicant Details

Name/Company

Title

Rev

First name

John

Surname

Pawson

Company Name

Address

Address line 1

The Vicarage

Address line 2

School Road

Address line 3

Town/City

Bursledon

County

Country

United Kingdom

Postcode

SO31 8BW

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

To replace an existing, though rotting, wooden garden shed, with a larger wooden garden shed.
Current shed is 8ft x 6ft; proposed new shed is 8ft x 12ft.
The new shed to occupy the same footprint as the existing shed plus the 8x6ft rectangle directly adjacent to it, and towards the house.
Work would require the extension of the base structure (likely a concrete slab), to cover the additional area. This area is currently overgrown with weeds over unkempt lawn.

Has the work already been started without consent?

- ☐ Yes
☒ No

Materials

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

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

Outbuilding - Garden Shed

Existing materials and finishes:

Wooden Shed - 8 x 6ft - with felt covered roof

Proposed materials and finishes:

Wooden Shed - 8 x 12ft - with felt covered roof

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

The Shed in question is a 'catalogue' item from 'Greenhouse People' in West End. Details are available at the link below...

<https://www.greenhousepeople.co.uk/greenhouse/20139/8x12-apex-shed>

SHEDFAST APEX 8FT WIDE - Redwood - 8ft wide (2438mm) x 12ft long (3658mm)

Shedfast apex sheds include tall eaves, which means higher headroom and more storage space (Ridge height = 2,266mm (7ft5))

Other features include; fixed toughened safety glass windows with pvc cills, solid timber tongue and groove roof and floor manufactured from the finest North European redwood and a high quality, polyester backed black mineral roofing felt provided. Every panel is factory treated in a premium protector treatment in a pleasant golden sunset colour.

Dimensions:

A = Base width: 2,438mm (8ft).

B = Length: 3,658mm (12ft).

C = Eaves height: 1,911mm (6ft3).

D = Ridge height: 2,266mm (7ft5).

E = Door width: 750mm (2ft5).

F = Door height: 1,792mm (5ft10).

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Scaled plan provided on doc #1 Surrounding Trees.

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

PD/23/94911

Date (must be pre-application submission)

22/03/2023

Details of the pre-application advice received

Dear Mr Pawson,

Thank you for your recent enquiry concerning the replacement of a shed at The Vicarage, School Road, Bursledon.

Your property is located within Old Bursledon Conservation Area and in 2019 an Article 4 Direction was placed on the land which removed your permitted development rights to carry out any development contained within Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This includes any detached buildings such as sheds, enclosures, or swimming pools which are used for a purpose incidental to the enjoyment of the dwelling house. The link below will take you to the relevant section of our website which has details about the Article 4 Direction:

<https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/built-heritage/article-4-directions>

You will therefore need planning permission for the replacement shed. A householder planning application can be applied for online via the Planning Portal at www.planningportal.co.uk

I have also attached a copy of our validation guidance booklet which can be helpful to know which documents/plans to submit with your application.

Kind regards

Sarah Douglas

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

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED ***** House name: The Vicarage Number: Suffix: Address line 1: School Road Address Line 2: Bursledon Town/City: Nr Southampton Postcode: SO31 8BW Date notice served (DD/MM/YYYY): 20/03/2023 Person Family Name:

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Rev

First Name

John

Surname

Pawson

Declaration Date

22/05/2023

☒ 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

John Pawson

Date

31/05/2023