

The Planning Inspectorate

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/W/23/3317367

A. APPELLANT DETAILS

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

Name

Address

Phone number

Email

Preferred contact method

Email ☒ Post ☐

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

LPA reference number

Date of the application

Did the LPA validate and register your application?

Yes ☒ No ☐

Did the LPA issue a decision?

Yes ☒ No ☐

Date of LPA's decision

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes ☒ No ☐

Address

SOUTHAMPTON
SO30 4AG

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.

Demolition of Garden wall to extend dropped kerb

Area (in hectares) of the whole appeal site [e.g. 1234.56] 0.0623 hectare(s)

Area of floor space of proposed development (in square metres) 60 sq metre(s)

Does the proposal include demolition of non-listed buildings within a conservation area? Yes ☐ No ☒

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. ☐
4. Granted planning permission for the development subject to conditions to which you object. ☐
5. Refused approval of the matters reserved under an outline planning permission. ☐
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. ☐
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above). ☐
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☐
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation. ☐

G. CHOICE OF PROCEDURE

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

1. Written Representations ☒

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ☒ No ☐

(b) Is it essential for the Inspector to enter the site to check measurements or Yes ☒ No ☐

other relevant facts?

Please explain.

I believe my application would not have a detrimental effect on highway safety for the following reasons. A) My front garden would provide a clear view of both the pavement and St.Johns road in both directions when entering and leaving using forward gears, it also provides enough Space to enable manoeuvres without any need to reverse in or out into traffic flow.B) The following results for the distance measured from my proposed works to the junction with Newcliffe Gardens i have recorded on the submitted plan view as follows. 1) Distance to junction with Newcliffe gardens along the front of the pavement kerb is 10 metres. 2) Distance to junction with Newcliffe gardens along the rear of the pavement where it meets my garden wall is 14 metres. 3) Distance to junction with Newcliffe gardens at the front of my house and along the rear of my front garden is 17 metres. This variation in measurements is due to the pronounced and sweeping curve of the kerb line at the Junction with Newcliffe Gardens and St.Johns road. I have other points that are worth considering and despite numerous attempts for consultation, i have not been given the opportunity to present these to Eastleigh Borough council or Hampshire county council as the responsible authority for roads and Highways, these are as follows.The car park of Little Acorns day nursery on St.Johns road is directly opposite Newcliffe gardens with houses on either side of the nursery having driveways closer to the junction of Newcliffe gardens than my proposal. Also 90% of other houses along St. Johns road have driveways, some of these are within 10 metres of a road junction and some are directly opposite a road junction. My current driveway exits at 90 degrees from my rear garden into Newcliffe gardens, however the driveway measures 3 metres across and due to a fence on one side and my neighbours car parked on the other side, the drive is narrow which means i have to use reverse gears to drive on or off also i am unable to open the doors wide enough to allow my wife to alight or exit whilst the car is on the drive due to her mobility issues following a knee replacement operation. An option i am left with is to pull forward and park temporarily across the pavement or on the road to enable the doors to be opened wide enough to allow my wife access to her car and i have to exercise this option of temporary parking on the pavement or in the street when taking and returning my 2nd car to and from our garage. It is for these reasons of reducing vehicle movement and shunting of vehicles that i consider my application to represent a safer option than my current situation and should my application be approved it would also reduce on street parking when my son, Daughter and grandsons all who have vehicles come to visit. Finally i am trying to plan and prepare for the future should my wife having suffered a heart attack and with heart problems have health conditions that deteriorate.

2. Hearing

☐

3. Inquiry

☐

H. FULL STATEMENT OF CASE

☒ see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case?

Yes

☐ No

☒

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available)

Yes

☐ No

☒

(b) 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.

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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.

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(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 original application form sent to the LPA.

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02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

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03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

☒

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

☒

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

☒

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

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05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

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06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

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06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

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07. A copy of the design and access statement sent to the LPA (if required).

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08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

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09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

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09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

☐

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. ☐
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application; ☐
- (b) all plans sent at outline application stage; ☐
- (c) the original outline planning permission. ☐
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

☐ No



L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Mr Vincent Keavney

Date

25/02/2023 01:20:32

Name

Mr Vincent Keavney

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) 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 appeal form
- 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 appeal form 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.

N. 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: FULL STATEMENT OF CASE

Document Description: A copy of the full statement of case.

File name: view 1.jpg

File name: view 5.jpg

File name: view 6.jpg

File name: View 2.jpeg

File name: View 3.jpeg

File name: View 4.jpg

File name: JUNCTION .jpg

File name: H_22_93848 PL_Ack Made Valid[8874].pdf

File name: H_22_93848 PL_Request Info (1)[8826].pdf

File name: flood zone 2 & 3.pdf

File name: Decision letter.jpg

File name: Block plan.jpg

File name: Site plan.jpeg

File name: Application plan.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 01. A copy of the original application sent to the LPA.

File name: H_22_93848 PL_Ack Made Valid[8874].pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

File name: Decision letter.jpg

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

File name: Site plan.jpeg

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

File name: Block plan.jpg

File name: Application plan.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

File name: doc.list.jpg

Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	Planning statement.pdf
Completed by	MR VINCENT KEAVNEY
Date	25/02/2023 01:20:32