

## 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/23/3331503

Appeal By

MR AND MRS A H MASON

Site Address

7 Scotland Close  
Eastleigh  
Hampshire  
SO50 7BQ

#### 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 | <input checked="" type="checkbox"/> No | <input type="checkbox"/>            |
| 2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?                                                                                                  | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 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 | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 3. Can the Inspector see the relevant parts of the appeal site from public land?                                                                                                                                         | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 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 | <input checked="" type="checkbox"/> No | <input type="checkbox"/>            |
| to access the rear of the property                                                                                                                                                                                       |     |                                        |                                     |
| 4.b. a neighbour's land or property to judge the appeal proposal?                                                                                                                                                        | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 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 | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 6.a. Is the site within a Conservation area?                                                                                                                                                                             | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 6.b. Is the site adjacent to a Conservation Area?                                                                                                                                                                        | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 6.c. Is the site within a green belt?                                                                                                                                                                                    | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 6.d. Is the site in an Area of Outstanding Natural Beauty?                                                                                                                                                               | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?                                                                                                                 | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 7.b. Would the proposed development affect the setting of a listed building?                                                                                                                                             | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?                                                                                                    | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 9. Is any part of the site subject to a Tree Preservation Order?                                                                                                                                                         | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |

## 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 ☒

### Screening

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

### Environmental Statement (ES)

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

### 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 ☒

11.a. the development hereby permitted shall begin not later than three years from the date of this decision. Yes ☒ No ☐

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 ☒

11.c. the development hereby permitted shall be carried out in accordance with the approved plans. Yes ☒ No ☐

11.d. any other conditions you regard as necessary? Yes ☒ No ☐

Details of the condition(s) and reasons you regard the condition(s) as necessary are:

☒ the box below

1) Prior to commencement of development, a preliminary bat roost assessment shall be submitted to and approved in writing by the Local Planning Authority. This assessment shall also include mitigation measures and biodiversity enhancements. The approved measures shall then be implemented in full prior to first occupation and maintained for the lifetime of the development.

Reason: to ensure that protected species are not adversely impacted upon as a result of the development.

2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those specified within the Application Form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

3) The proposed southern facing first floor windows which serve a dressing/bedroom, shall be obscure glazed to Pilkingtons Level 3 or greater, with no opening parts less than 1.7 metres above the finished floor level of the room.

Reason: To protect the amenity and privacy of the adjoining residential properties

Note to Inspector: It is noted that the decision notice only specifies 1 reason for refusal relating to design. The Inspector will have been furnished with the Officer's Delegated Report which covers in the

'Ecology' section that a preliminary bat roost assessment would be required. These are required prior to the determination of any application, however if the Inspector was minded to support the appeal proposals, then the LPA have suggested the above condition to ensure protected species are not adversely impact upon.

### 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); ☒
- ☒ see 'Questionnaire Documents' section
- 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/23/94991

Completed by

Joanna Azavedo-Parker

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

Joanna Azavedo-Parker

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/23/3331503

Appeal By MR AND MRS A H MASON

Site Address  
7 Scotland Close  
Eastleigh  
Hampshire  
SO50 7BQ

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 3

**Document Description:** 12.a.i. All the plans submitted with the application

**File name:** Existing Floor and Roof Plans (1).pdf

**File name:** AMENDED Proposed Elevation and Section Plans.pdf

**File name:** AMENDED Location and Block Plans.pdf

**File name:** Existing Elevation and Section Plans.pdf

**File name:** AMENDED Proposed Elevation and Section Plans (1).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 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:** H\_23\_94991 PL\_Neigh Not\_HSLD (1).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\_23\_94991 Neighbour List.pdf

**Relates to Section:** PART 3

**Document Description:** 12.b.ii. All representations received from interested parties about the application.

**File name:** Ecology response for H 23 94991 7 SCOTLAND CLOSE, FAIR OAK, EASTLEIGH, SO50 7BQ (1).pdf

**File name:** Parish response (1).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:** H\_23\_94991- Appeal AP\_Neigh Notification HAS.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:** H\_23\_94991- Appeal 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.

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>File name:</b>            | H_23_94991 Delegated Officer Report.pdf                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Relates to Section:</b>   | PART 3                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Document Description:</b> | 12.e. Design and Access Statement (if submitted).                                                                                                                                                                                                                                                                                                                                                                           |
| <b>File name:</b>            | Design Access and Planning Statement - Issue two.pdf                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Relates to Section:</b>   | PART 3                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Document Description:</b> | 12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.                                                                                                                                                                                                                                                                                         |
| <b>File name:</b>            | Front Page Eastleigh Borough Local Plan 2016-2036.pdf                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Relates to Section:</b>   | PART 3                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Document Description:</b> | 12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.                                                                                                                                                                                                                                                                                         |
| <b>File name:</b>            | DM1 EBLP 2016-2036.pdf                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>File name:</b>            | DM14 EBLP 2016-2036.pdf                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>File name:</b>            | DM2 EBLP 2016-2036.pdf                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>File name:</b>            | DM11 EBLP 2016-2036.pdf                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>File name:</b>            | S1 EBLP 2016-2036.pdf                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>File name:</b>            | S2 EBLP 2016-2036.pdf                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Relates to Section:</b>   | PART 3                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Document Description:</b> | 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. |
| <b>File name:</b>            | SPD Residential Parking Standards.pdf                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>File name:</b>            | QualityPlaces 2011 small.pdf                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>File name:</b>            | BIFOHH 23).pdf                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Completed by</b>          | Not Set                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Date</b>                  | 17/01/2024 12:18:16                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>LPA</b>                   | Eastleigh Borough Council                                                                                                                                                                                                                                                                                                                                                                                                   |