



Application for a Non-Material Amendment Following a Grant of Planning Permission

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

81

Suffix

A

Property Name

Fantasia

Address Line 1

Hobb Lane

Address Line 2

Address Line 3

Hampshire

Town/city

Hedge End

Postcode

SO30 0GQ

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

Easting (x)

449696

Northing (y)

112515

Description

Applicant Details

Name/Company

Title

Mr

First name

Ben

Surname

Coker

Company Name

Address

Address line 1

81a Hobb lane

Address line 2

Address line 3

Town/City

Hedge end

County

Country

United Kingdom

Postcode

SO30 0GQ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Single storey rear extension replacing existing conservatory and addition of first floor side window
FANTASIA, 81A HOBB LANE, HEDGE END,
SOUTHAMPTON, SO30 0GQ

Subject to due compliance with the following conditions:

1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL/01, PL/02

Reason: For the avoidance of doubt and in the interests of proper planning.

2 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.

3 The materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

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

4 The first floor window on the south facing elevation [as marked on the approved plan] shall either be:

- a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR
b) positioned at least 1.7 metres above the floor of the room in which it is installed.

Once installed the window shall be permanently maintained in that condition.

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

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours

Reference number

H/25/99838

Date of decision

25/09/2025

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Smaller area

Please state why you wish to make this amendment

Costs

Are you intending to substitute amended plans or drawings?

- ☐ 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

First Name

[REDACTED]

Surname

[REDACTED]

Reference

H/25/99838

Date (must be pre-application submission)

25/09/2025

Details of the pre-application advice received

We've been told we can go ahead with the extension.

We've been advised due to the change in size of extension we need to re submit a NMA

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