

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
444158	121397

Description

Applicant Details

Name/Company

Title

Mr

First name

Sameer

Surname

Umranikar

Company Name

Address

Address line 1

7 Merdon Avenue

Address line 2

Chandlers Ford

Address line 3

Town/City

Eastleigh

County

Country

United Kingdom

Postcode

SO53 1EH

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

We would like to install a log cabin in our front garden. We have a large garden and the majority of the garden is at the front of the house. The proposed log cabin will occupy a very small proportion of the entire garden. The log cabin will be more than 2 meters from any of the boundary fence.

The dimensions of the log cabin will be approximately Width 5 m, Depth 5 m and Height 2.5 m
Site: 7 MERDON AVENUE, CHANDLER'S FORD, EASTLEIGH, SO531EH

Has the work already been started without consent?

- ☐ Yes
☒ No

Materials

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

- ☐ Yes
☒ No

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

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

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- ☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

Planning Pre-Application Q/25/99222

Date (must be pre-application submission)

11/03/2026

Details of the pre-application advice received

Thank you for forwarding these details across. I can see that these emails/letters would have created some confusion. The letter dated 28/01 was sent in error and the later letter (dated 29/01) was sent out to rectify this however, it was not made clear that the previous one was sent in error. I can also see that the initial fee request letter may have given the impression that this was a planning application rather than a pre-application. Please accept my apologies for the confusion caused by this. Unfortunately, we would not be able to assess this submission as a planning application, as there is a different process to follow, a higher fee and stricter drawing requirements. As a pre-application we were able to accept the photographs, sketches, description of the proposal and screenshots as the submission, and our fee (which is approximately half of the householder planning application fee) was requested. In a householder planning application we would require an application form, land ownership certificate, application fee and the drawings set out on the second to last paragraph of our pre-application response letter. This also goes through a 21-day consultation period. Submitting via the Planning Portal helps to put together all of the required details. I have discussed the situation with my manager and given that there are unlikely to be any issues with the application from a DM assessment perspective, and as a good will gesture, we can offer a free, fast track service (waving the application fee and determining the application soon after the 21-day consultation period expires) but you would ultimately need planning permission and an application to carry out the works. This would also be dependent on public consultation responses. We would advise that you use the Planning Portal to submit the application, however if you have issues with this please contact planning@eastleigh.gov.uk for additional support. Kind regards, Charlie Vallis

Planning Officer

Planning & Environment - Planning/Development Management

023 8068 8238

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.

☐ Yes

☒ No

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

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

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: Springbanks
Number: 7
Suffix:
Address line 1: 7 Merdon Avenue
Address Line 2: Chandlers Ford
Town/City: Eastleigh
Postcode: SO53 1EH
Date notice served (DD/MM/YYYY): 29/03/2026
Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Sameer

Surname

Umranikar

Declaration Date

29/03/2026

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Sameer Umranikar

Date

29/03/2026