

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

**Application for a Lawful Development Certificate for a Proposed Use or Development****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	55
Suffix	
Property Name	
Address Line 1	Edward Avenue
Address Line 2	
Address Line 3	Hampshire
Town/city	Bishopstoke
Postcode	SO50 6EH

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

Easting (x)	Northing (y)
446985	119984
Description	

Applicant Details

Name/Company

Title

First name

Mark

Surname

Wilson

Company Name

Address

Address line 1

55 Edward Avenue

Address line 2

Address line 3

Town/City

Bishopstoke

County

Hampshire

Country

GB

Postcode

SO50 6EH

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Proposed Works:

External wall alterations to include the application of through-colour silicone render (K-Rend) to the front porch, front ground-floor elevation, and side ground-floor elevation, alongside the extension and replacement of existing air bricks.

Detailed Specification:

Context: The existing facing brickwork on the specified lower elevations has suffered severe, irreversible structural and cosmetic damage due to previous paint removal. The proposed rendering is required to restore structural integrity, prevent water ingress, and improve the visual amenity of the property.

Render Application: Application of K-Rend top coat to the front porch, front lower elevation (ground floor only), and side lower elevation (ground floor only).

Colour and Finish: The render colour will be carefully selected to closely match the tones of the original brickwork/surrounding street scene to ensure it remains sympathetic to the existing building and local character.

Air Bricks: The existing air bricks within the affected zones will be removed and replaced with new units brought forward by 15mm to sit flush with the new render depth, maintaining vital sub-floor ventilation. The colour of the new air bricks will be matched to the render finish.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The property is a long-established, permanent residential dwelling (Use Class C3) and has been used continuously and exclusively for this purpose since its original construction.

The existing building is lawful as it was constructed with all necessary planning permissions at the time of build and has formed part of the established residential street scene for many decades without any enforcement action or dispute. The proposed alterations (the application of K-Rend to repair damaged brickwork and the extension of air bricks) are to be carried out entirely within the existing residential curtilage of this lawful dwelling.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

A Lawful Development Certificate should be granted because the proposed works constitute Permitted Development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposal complies with all relevant criteria under Class A as follows:

Purpose of Works: The application of K-Rend is an improvement and maintenance measure required to repair and protect external walls where the original brickwork has suffered irreversible damage from previous paint removal.

Scale: The rendering is limited only to the ground-floor elevations (front porch, front lower elevation, and side lower elevation) and does not extend the footprint, height, or cubic content of the dwellinghouse.

Materials & Appearance: The K-Rend top coat will be carefully colour-matched to the existing tones of the original brickwork. This ensures the finished appearance remains highly sympathetic to the existing building and the surrounding street scene, satisfying the requirement that materials be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Air Bricks: The minor alteration to bring the existing air bricks forward by 15mm is a purely functional adjustment to maintain necessary sub-floor ventilation flush with the new render depth, and introduces no structural or aesthetic conflict with Permitted Development guidelines.

The property retains its full Permitted Development rights, is not a listed building, and the works do not exceed any of the height or boundary limitations outlined in Class A. Therefore, the proposal is lawful and a certificate should be issued.

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

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

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Mark Wilson

Date

18/05/2026