

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	27
Suffix	
Property Name	
Address Line 1	West Drive
Address Line 2	
Address Line 3	Hampshire
Town/city	Bishopstoke
Postcode	SO50 6FN

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

Easting (x)	Northing (y)
446886	119647
Description	

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Cartlidge

Company Name

Address

Address line 1

27 West Drive

Address line 2

Address line 3

Town/City

Bishopstoke

County

Hampshire

Country

Postcode

SO50 6FN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Ground floor rear extension to build fully adapted annexe containing a bedroom and wet room

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Materials

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

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Red Facing Brick

Proposed materials and finishes:

Red Facing Brick - As Existing

Type:

Roof

Existing materials and finishes:

Concrete Interlocking Roof Tiles

Proposed materials and finishes:

Concrete Interlocking Roof Tiles - As Existing

Type:

Windows

Existing materials and finishes:

Double Glazed Windows

Proposed materials and finishes:

Double Glazed Windows - As Existing

Type:

Doors

Existing materials and finishes:

Double Glazed Doors

Proposed materials and finishes:

Double Glazed Windows - As Existing

Type:

Other

Other (please specify):

Gutter

Existing materials and finishes:

White Fascia and Black Guttering / RWP

Proposed materials and finishes:

White Fascia and Black Guttering / RWP - As Existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

25-074_001B - Location Plan
25-074_002B - Existing Site Plan
25-074_003C - Proposed Site Plan
25-074_005B - Existing Topographical Survey
25-074_010B - Existing Ground Floor Plan
25-074_011B - Existing Roof Plan
25-074_020B - Existing Elevations
25-074_030B - Existing Sections
25-074_100D - Proposed Ground Floor Plan
25-074_0101C - Proposed Roof Plan
25-074_200D - Proposed Elevations
25-074_300C - Proposed Sections
25-074_301A - Proposed Ramp Design

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

Q/26/100781

Date (must be pre-application submission)

12/03/2026

Assessment of proposal

The proposal seeks to construct a single-storey rear extension to the dwelling to provide adapted accommodation including a bedroom and wet room. The proposed extension would be located to the rear of the existing dwelling and would be single storey in height, projecting approximately 6.0m from the rear wall and measuring approximately 6.1m in width, with a gable roof form. Whilst the extension has a relatively generous footprint, the scale appears reasonable given its single- storey form and the functional requirements associated with providing accessible accommodation. In addition, due to its rearward position, the extension would have limited visibility from the public realm and would not materially alter the character of the street scene. It is also noted that the adjoining semi-detached property at 25 West Drive appears to include a single-storey rear extension. As such, the proposed development would not appear unusual within the context of the existing built form along the rear of the properties.

The submitted proposed elevations indicate that the extension would be constructed using materials to match the existing dwelling, including red facing brick and concrete interlocking roof tiles. The use of matching materials would help ensure that the extension integrates with the existing dwelling and remains visually sympathetic to the surrounding area.

With regard to the neighbouring amenity, the proposed extension would be single storey and located to the rear of the dwelling. In general terms, development of this nature is unlikely to result in unacceptable impacts in terms of loss of light, outlook, privacy or overbearing impact. From a desktop review, it is also noted that the adjoining semi-detached neighbour at 25 West Drive appears to include a single-storey rear extension along the shared boundary. As such, the scale and projection of the proposed development would appear broadly comparable within the immediate context and is not expected to result in significant additional impacts. Furthermore, the proposed window will be orientated towards the applicant's rear garden rather than directly towards neighbouring properties. Whilst double glazed doors are proposed on the side elevation, it is not expected that this would give rise to significant overlooking concerns.

The submitted plans also indicate that the proposed extension would remain internally connected to the host dwelling and does not appear to include a separate kitchen or facilities that would allow the accommodation to function as a fully independent unit. On this basis, the accommodation is understood to be ancillary to the main dwellinghouse.

Overall, based on the information currently provided, the proposal appears to represent a reasonable form of development that is unlikely to result in significant harm to the character of the area or the amenities of neighbouring properties.

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

Ownership Certificates and Agricultural Land Declaration

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

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?

E.g. All the land is owned by a single individual

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Ms

First Name

Rachael

Surname

Smith

Declaration Date

10/07/2026

☒ 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

Rachael Smith

Date

11/07/2026