

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	6
Suffix	
Property Name	
Address Line 1	Shamblehurst Lane South
Address Line 2	
Address Line 3	Hampshire
Town/city	Hedge End
Postcode	SO30 2FN

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

Easting (x)	Northing (y)
449124	114000

Description

Applicant Details

Name/Company

Title

Mr

First name

Rob

Surname

Harris

Company Name

Address

Address line 1

6 Shamblehurst Lane South

Address line 2

Address line 3

Town/City

Hedge End

County

Country

GB

Postcode

SO302FN

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Has the work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the work already been completed 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: Other
Other (please specify): Rear Garden
Existing materials and finishes: Patio and lawn
Proposed materials and finishes: Concrete

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

Planning Statement
Technical Drawing - Layout
Technical Drawing - Coping Dimensions
Technical Drawing - Cross Sections
CGI Modelling

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

ENF/2026/316

Date (must be pre-application submission)

19/08/2026

Details of the pre-application advice received

To help clarify, the decision to require a planning application is based purely on objective, legal criteria regarding scale, design, and structural impact, rather than the opinions or objections of complainants.

Why this differs from a standard pool or pond:

While standard domestic swimming pools and garden ponds can fall under "permitted development" (meaning they do not need planning permission), the Town and Country Planning Act 1990 draws a line when works cross into what is legally defined as an engineering operation. As advised on site that each case is judged based upon its own merits and not all properties/gardens are the same.

The distinction does not usually come down to the final use (whether it holds water or fish), but rather the method and scale of the physical intervention. Factors that push a project from standard garden landscaping into an engineering operation include:

The volume and depth of the earth being excavated.

The need for substantial retaining structures to support the surrounding land or boundaries.

The overall alteration to the natural topography of the garden.

Because the scale of the excavation at your property involves these structural elements, both the Senior Planning Enforcement Officer and I have determined that it constitutes a formal development under Section 55 of the Act.

How the planning process handles objections:

I want to reassure you that the planning process is not a popularity contest. While it is a statutory requirement for the Council to notify immediate neighbours and give them an opportunity to comment, the Planning Officer cannot legally take gossip, personal grievances, or vindictive complaints into account.

When reviewing an application, we only consider material planning considerations. These are strictly technical and environmental factors, such as:

Structural safety and ground stability.

Drainage and impact on local water tables.

Impact on the amenity or privacy of adjoining properties.

Further information is available on Eastleigh Borough Council | Planning and building and there is a really good guide here:

<https://www.eastleigh.gov.uk/media/14343/guide-to-the-planning-process.pdf>

My understanding is that if a neighbour objects purely out of spite without pointing to a valid, evidence-based planning issue, their objection carries no weight and will be disregarded by the case officer.

Next Steps:

The purpose of requesting a retrospective planning application is to formalise the engineering details, ensure the works are structurally sound for the peace of mind of all parties, and regularise the planning status of your property. It provides a proper framework to assess the design and scale objectively.

As noted previously, we look forward to receiving your application by 15 September 2026. If you require any guidance on the specific forms or structural details needed for the submission, please let me know and I will be happy to direct you.

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

Mr

First Name

Rob

Surname

Harris

Declaration Date

03/09/2026

☒ 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

Rob Harris

Date

04/09/2026