

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	26
Suffix	
Property Name	
Address Line 1	Tadburn Close
Address Line 2	
Address Line 3	Hampshire
Town/city	Chandler's Ford
Postcode	SO53 2NF

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

Easting (x)	Northing (y)
443919	120275
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Deborah

Surname

Kaya

Company Name

Address

Address line 1

26 Tadburn Close

Address line 2

Chandlers Ford

Address line 3

Town/City

Eastleigh

County

Country

GB

Postcode

SO53 2NF

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

Retention of an as built side-enclosed lean-to timber canopy structure. The structure measures 6.00m wide alongside the rear property facade by 4.20m deep..

Structural Framework & Elevations:The canopy features a timber frame built from premium 150mm x 150mm C24 columns. A horizontal ring-beam ties the framework together at a level height of 2.50m. The front elevation features four structural posts arranged in an asymmetric footprint, establishing clear spans of 1.50m – 3.00m – 1.50m. This front profile remains 100% open. The side flanks are self-supported by independent 150mm x 150mm C24 timber posts standing entirely within the applicant's property boundary, including support columns at the 2.00m projection midpoint on both flanks. These posts sit just inside the existing 6-foot (1.83m) boundary fence lines. The vertical upper gap between the top of the fence line and the sloped roof eaves is enclosed with transparent clear polycarbonate glazing panels. This configuration shields the patio from wind while maximizing natural daylighting and preventing overshadowing to adjacent plots.

Roofing Structure:The roof consists of 7 heavy-duty C24 timber beams. These rafters are anchored to a 3.00m high masonry wall ledger board on the host property, falling uniformly to meet the 2.50m front framework. An intermediate cross-support purlin beam bridges the roof grid at the 2.00m midpoint to support the panels. The roof membrane consists of 1,000mm wide modular transparent clear polycarbonate sheets, structurally fixed using heavy-duty aluminium-capped rafter glazing bars to ensure a lasting weatherproof seal.

Site Context, Privacy & Civil Amenities:The structure is located entirely within the private enclosed rear garden. It is completely shielded from view from all public highways, pavements, or public rights of way, resulting in zero impact on the local street scene. There is no public access to the rear site. The local topography sits on a distinct slope; properties directly to the rear sit on a higher elevation and look down into the applicant's garden. The clear canopy serves a dual privacy benefit: it protects the applicant from being severely overlooked by houses on the higher tier and simultaneously obscures sightlines from the applicant's decking area toward the upper bedroom windows of the immediate neighbours, safeguarding their long-term domestic amenity and privacy. The system features an independent rainwater management layout. A dedicated front guttering track and vertical downpipe capture all roof runoff into a water butt. Integrated drainage gullies protect boundary lines to guarantee no water spills into adjacent neighbour gardens. The house rainwater systems remain entirely unaffected. There are no subterranean water mains running underneath the canopy footprint.

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)

27/07/2026

Has the work already been completed without consent?

☒ Yes

☐ No

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

03/09/2026

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):

Lean to Timber canopy structure

Existing materials and finishes:

non existant

Proposed materials and finishes:

1. Primary Structural Timber Frame • Vertical Support Posts: 150mm x 150mm square timber columns and horizontal Ring Beam. Kiln-dried, rough-sawn, pressure-treated C24 rated for ground contact to protect against rot and load bearing. There are 4 support posts to the front with 1 side support on each side at 2.10m in line with roof support. The Ring Beam sits on top of these support posts and is anchored into the existing residential brick masonry using post anchor. • Rear Wall Ledger: Heavy-duty 47mm x 150mm C24 timber ledger board anchored into existing residential brick masonry using structural resin/sleeve anchors. 2. Roof Structure & Framework • Rafters: 7x 47mm x 150mm regularised C24 strength-graded timber joists. Kiln-dried and pressure-treated for structural roof integrity. • Cross Purlin / Support for roof: 47mm x 150mm C24 timber crossbeams serving as intermediate structural bracing at the 2.10m projection midpoint. 3. Roof & Side Glazing Panels • Roof Sheet Membrane: 1,000mm (1-metre) wide transparent multiwall clear polycarbonate roofing panels. High impact-resistant sheets featuring an integrated UV-protection filter layer. • Side Infill Panels: Transparent clear polycarbonate panels shaped to enclose the vertical gaps fixed on the inside of the rafters and timber frame. Side panels extend from the top of the 1.83m boundary fencing up into the sloped roof eaves. • Fixings & Structural Joinery: Heavy-duty 50mm low-profile aluminium-capped screw-down rafter glazing bars equipped with supple, weather-tight EPDM rubber gaskets and integrated secure aluminium end caps. 4. Rainwater Drainage System • Guttering Track: 65mm square high-capacity uPVC rainwater guttering system in white. • Downpipe & Collection: Matching 65mm uPVC downpipe system routing roof water directly into an external garden water butt with overflow control gullies.

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

1:50 scale drawings

Materials list

no design and access statement required as no major buidling project

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

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

Mrs

First Name

Deborah

Surname

Kaya

Declaration Date

04/09/2026

☒ 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

Deborah Kaya

Date

23/09/2026

Amendments Summary

Additional fee paid to Eastleigh Borough Council - 22/09/2026