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

EASTLEIGH BOROUGH COUNCIL

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: 16

Suffix:

Property Name: Bethshan

Address Line 1: Grange Road

Address Line 2:

Address Line 3: Hampshire

Town/city: Hedge End

Postcode: SO30 2FB

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

Easting (x): 449797

Northing (y): 113320

Description:

Applicant Details

Name/Company

Title

MR

First name

Gabriel

Surname

Janko

Company Name

Address

Address line 1

16 Bethshan Grange Road

Address line 2

Address line 3

Town/City

Hedge End

County

Hampshire

Country

GB

Postcode

SO30 2FB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

MS

First name

Monika

Surname

Litkowska

Company Name

ML DESIGN

Address

Address line 1

OFFICE 9

Address line 2

Ensign Way

Address line 3

Unit 49 Mitchell Point

Town/City

Hamble le Rice

County

Hampshire

Country

Hampshire

Postcode

SO314RF

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

Double and single storey side and rear extension, New front porch following the demolition of the existing conservatory.

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:
BRICKWORK

Proposed materials and finishes:
BRICKWORK

Type:
Roof

Existing materials and finishes:
SLATE ROOF

Proposed materials and finishes:
SLATE ROOF AND GREY MEMBRANE FOR FLAT ROOR

Type:
Windows

Existing materials and finishes:
WHITE UPVC

Proposed materials and finishes:
WHITE UPVC

Type:
Doors

Existing materials and finishes:
WHITE UPVC

Proposed materials and finishes:
WHITE UPVC

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

◯ 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?

- [x] 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

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Q/26/100798

Date (must be pre-application submission)

12/03/2026

Details of the pre-application advice received

The Council considered the principle of development acceptable within the urban edge, subject to satisfactory design, residential amenity and nature conservation impacts. Policies DM1 and DM11 and the Quality Places, Trees and Development, and Parking Standards supplementary planning documents were identified as relevant.

The design presented at that stage was considered unlikely to receive officer support. The combination of two-storey height, a continuous hipped roof and a deep plan was considered overly prominent and insufficiently subordinate to the original cottage-style semi-detached pair. Suggested changes included a side-facing gable, lower eaves, a possible wall dormer and a reduction in the depth of the two-storey element. Elevations should show both properties so the balance and proportions of the whole building can be assessed.

The porch should remain on approximately the original footprint. Front windows should respect the existing composition, alignment and symmetry. Existing decorative lintels should be incorporated into the design. Red brick should be retained, and public-facing extensions should match the existing brickwork and roof tiles; extensive rendering was not supported.

The Council reviewed the February 2026 PEA/PRA and advised that the building had moderate bat roost potential. Two bat emergence surveys during the May-August active season were requested to inform the application before determination. Advice also covered nesting birds, other protected species and wildlife protection during works. No further works to the house or grounds were advised at that stage.

Supported biodiversity measures included native fruiting shrubs or hedgerows, native trees or a small orchard, native wildflowers, a stag beetle loggery and bird boxes on a retained tree and the extension. Integrated bat roost features were also recommended.

Significant impacts on neighbouring light, outlook or privacy were not anticipated from the design assessed. The advice was given without prejudice and was not binding on a subsequent application.

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?

⊘ Yes
◯ No

E.g. All the land is owned by a single individual who is the applicant; or multiple individuals who are all listed as applicants.
Answer 'No' if any of the land has any owner who is not an applicant.

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

Monika

Surname

Litkowska

Declaration Date

13/11/2026

☑ 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

Monika Litkowska

Date

13/11/2026