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

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) 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

Suffix

Property Name

Dodwell Cottage

Address Line 1

Dodwell Lane

Address Line 2

Address Line 3

Hampshire

Town/city

Bursledon

Postcode

SO31 1AD

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

Easting (x)

448687

Northing (y)

111280

Description

Applicant Details

Name/Company

Title

Mr

First name

ian

Surname

macaulay

Company Name

Address

Address line 1

Dodwell Cottage

Address line 2

Address line 3

Town/City

Bursledon

County

Country

GB

Postcode

SO311AD

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 the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of two storey detached building comprising of 4 bay vehicle parking and storage use above.

Reference number

H/26/100964

Date of decision (date must be pre-application submission)

24/06/2026

Please state the condition number(s) to which this application relates

Condition number(s)

6

Has the development already started?

- [x] Yes
- [ ] No

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

01/07/2026

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [x] Yes
- [ ] No

If Yes, please indicate which part of the condition your application relates to

6 Landscaping

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

The property benefits from an established landscape, including a mature oak tree and an existing hedgerow, both of which contribute significantly to the rural character of the site and provide an effective degree of screening and privacy from Dodwell Lane. The proposed approach is one of minimal intervention, retaining the existing natural landscape wherever possible and introducing additional planting only where it serves a clear and practical purpose.

It is proposed to plant two silver birch trees (Betula pendula) just inside the entrance gate. The purpose of this planting is to soften and partially screen views into the property from the nearby road junction. The trees will provide an attractive, natural feature at the entrance while helping to integrate the proposed outbuilding into the surrounding landscape. Silver birch is considered appropriate for the rural setting and will complement the existing mature trees and hedgerow. Its natural form and seasonal interest will also enhance the appearance of the entrance without creating an unnecessarily dense or artificial boundary.

No further landscaping alterations or additional planting are proposed elsewhere within the property at this stage. The existing mature oak tree and established hedgerow already provide substantial screening, privacy and a natural visual barrier from Dodwell Lane. These established landscape features make an important contribution to the character of the property and its setting. Furthermore, additional tree planting elsewhere within the grounds would be unnecessary and could have the unintended consequence of obstructing or significantly restricting the neighbouring property's existing outlook. The only area where additional screening is considered necessary is at the entrance, where views into the property from the road junction can be softened by the proposed silver birch trees. The existing oak tree and hedgerow will be retained and protected, with appropriate care taken during construction to avoid damage to their roots and surrounding ground.

The proposed introduction of two silver birch trees will provide a more appropriate planting choice for the rural setting. Silver birch is a native British tree species and can offer valuable wildlife benefits, providing habitat and food resources for a variety of insects and other wildlife, as well as contributing to the wider biodiversity of the garden.

The proposed landscape approach is based on the principle of minimal intervention, retaining the established natural features of the property and introducing only the additional planting necessary to soften views from the road junction.

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

ian macaulay

Date

14/11/2026