

Can I Comment?

Planning Applications



Planning applications can involve proposals that will change the local environment. These include new buildings, extensions, changes of use, advertisements and even the trimming or felling of trees.

When considering an application the Council has to balance the individual's rights to use or develop their property against public interests and concerns.

Eastleigh Borough Council encourages public involvement in planning and your views and comments on planning applications are welcomed.

How are planning applications publicised?

It is not always possible to notify everyone who may be interested in a proposal, but it follows a publicity procedure. If your property is next to the site of a planning application you will receive a notification letter from the Council.

Please note that consultation of neighbours on amended plans is at the discretion of the Case Officer, who will decide whether the amendments are a cause for concern.

A list of new applications is produced weekly. It is available for inspection during normal office hours at the Civic Offices and is sent to all local libraries, the press, Parish/Town Councils, Borough Councillors and various other bodies. Some applications are also advertised

in a local newspaper or have a notice displayed on the actual site. Applications are available for viewing on our website www.eastleigh.gov.uk /FastWEB/welcome.asp

How can I find out more about a planning application?

Copies of current planning applications can be inspected at the Civic Offices during normal office hours or viewed on the planning pages of our website www.eastleigh.gov.uk /FastWEB/welcome.asp. Seeing these may help you to understand what is proposed and how it may affect your property. You can make contact with the Planning Officer dealing with the application who will be pleased to assist you.

What if an application is referred to committee for decision?

All neighbours initially notified and those who have sent written comments to the Council beforehand and have received an acknowledgement, will be notified by letter if an application is referred to a Local Area Committee for decision. You may speak at this meeting if you wish.

Further details about attending and speaking at Local Area Committee meetings are available in the leaflet The Right To Speak At Committee, available from reception or our website.

If planning permission is given can I appeal against the decision?

No. Objectors do not have the right of appeal. However, if planning permission is refused the applicant can appeal to the Secretary of State for the Environment. If this happens the Council will notify all those

who commented or objected to the application to enable them to write to the Planning Inspectorate who will be appointed by the Secretary of State to hear the appeal.

If there is a public inquiry both objectors and supporters have the right to speak.



Model Objection Letter

23 Acacia Drive
Chandler's Ford
Eastleigh
Hampshire
SO57 9EW

1 March 2017

Head of Development Management
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

Dear Sir/Madam

APPLICATION NUMBER 35723/2 ERECTION OF THREE STOREY BLOCK OF SIX FLATS AT 25-27 ACACIA DRIVE, CHANDLER'S FORD.

Thank you for your letter of the 20 Feb 2017 (your reference EH/35723/2).

I wish to object to the above planning application on the following grounds:

1. Acacia Drive consists largely of two storey detached houses and a few bungalows on good size plots. This three storey block would be completely out of character, is gross overdevelopment and would ruin the street scene.
2. I have two bedroom windows on the east side elevation of my house which would be only 5 metres away from the three lounge windows on the west side of the proposed flats resulting in serious overlooking and loss of privacy.
3. It would be necessary to fell a fine oak tree on the site of the block. This tree, which is in good condition, is covered by Tree Preservation Order Number EBC 197 and is a prominent feature of the road.
4. The proposed vehicular access to the flats is dangerous due to poor visibility in a westerly direction, as it is adjoined by a 2 metre high hedge.

I understand this application is to be considered at the Chandler's Ford Local Area Committee on the 5 June, when I would wish to speak against the proposal.

Yours faithfully

A Neighbour

Can I comment?

Yes. Anyone has the right to comment on any current application, irrespective of how they have come to know about it, or where they live.

How can I offer support or how should I object?

Comments are best made after you have seen the planning application and you have an understanding of what is proposed. If you wish to offer support, or if you have concerns about an application, please put them in writing as soon as possible, quoting the application number.

You may comment online under the application number, or by emailing planning@eastleigh.gov.uk. Postal letters to be addressed to the Head of Development Management.

Verbal comments may be noted by the Planning Specialist dealing with the application, but are not considered a formal comment.

What is a 'planning matter'?

Comments in support of, or objecting to, an application should be based on 'planning matters' as other considerations cannot be taken into account. 'Planning matters' relate to the effects any building or use of land may have on the environment and

the public interests.

Listed below are examples of 'planning matters' – comments that can be considered and those that cannot.

Relevant planning matters (but not conclusive):

1. Not in accordance with Central Government Policy - including the National Planning Policy Framework.
2. Contrary to Eastleigh Borough Local Plan Review (2001-2011)
3. Contrary to the emerging Draft Eastleigh Borough Local Plan 2011-2029.
4. Highway safety and traffic impact.
5. Inadequate parking or servicing
6. Excessive noise, dust or smell
7. Poor external design, appearance or layout
8. Harm to conservation area or listed building
9. Loss of trees
10. Overlooking/loss of privacy or other residential amenity
11. Overdevelopment
12. Visually intrusive

Irrelevant comments that cannot be considered:

1. Objections based on moral, racial or religious views
2. Local opposition
3. Would devalue property
4. Loss of private view
5. Breach of covenant
6. Boundary disputes
7. Matters covered by other laws e.g. building regulations, alcohol licence
8. Proposed internal layout
9. Personal views about the character of applicant

Who decides a planning application?

Most planning applications are decided by the Borough Council's Head of Development Management. She is advised by her planning staff. Larger and more contentious applications are dealt with by one of five Local Area Committees covering Chandler's Ford/Hiltingbury, Eastleigh, Bishopstoke/Fair Oak/Horton Heath, Hedge End/West End/Botley and Bursledon/Hamble-le-Rice/Hound. These each meet every six weeks.

Three Local Area Committee Councillors can refer a planning application to their appropriate committee for determination.

How to contact your Borough Councillor

If you feel an application should be heard publicly, as well as writing to the Planning Officer, you may also wish to contact your Local Borough Councillor and express to them your comments and concerns. A list of Borough Councillors and their contact details is available at reception or on our website.

Should I contact my local Town/Parish Council?

If you live in an area where there is a Parish/Town Council you may also wish to contact its Clerk and make sure your views are known, be it for or against the application.

The Parish/Town Council do not have planning powers but they are consulted on all planning applications in their area and their views are considered.

What other sources of support are there?

If you feel a lot of people agree with your views you can organise a petition and either send it to the

Head of Development Management or present it to the appropriate Local Area Committee. However, the objections must be based on relevant planning matters for it to be considered.

Petitions should be set out as legibly and concisely as possible. The names and addresses of all objectors or signatories need to be clear.

If enough people object, will a planning application be refused?

No, not necessarily. The Council can only refuse an application on relevant planning grounds. The number of objectors may indicate the strength of local feeling, but in itself is not relevant. A single objection based on relevant planning matters can be effective, whereas a hundred irrelevant objections carry no weight at all.

Will my comments be confidential?

No. All comments remain on the planning file and are open to public inspection.

Will I receive a reply to my comments?

All comments are acknowledged, but the large amount of correspondence received means we cannot normally give an individual reply. However, all comments are given careful consideration and you will be notified in writing of the Council's final decision on the application. If a petition is received only the first signatory is notified.

Will a site visit take place?

Yes. Every application site is visited and inspected by a Planning Officer so that they can consider the proposed development, assess the impact of it, and check the accuracy of the plans. You are strongly advised to contact the Case Officer and arrange an onsite appointment, if you would like the site viewed from your property, as Officers will only call on neighbouring properties if specifically requested to do so.

Please note:

As Planning Applications are a separate issue to Building Regulations, you are advised to contact the Council's Building Control Unit for advice regarding Building Regulation matters on 023 8068 8000.

Eastleigh Borough Council,
Eastleigh House, Upper Market
Street, Eastleigh, Hampshire,
SO50 9YN

T: 023 8068 8000
E: planning@eastleigh.gov.uk
W: www.eastleigh.gov.uk

This information can be provided in alternative formats including large print, audio tape, Braille and other languages by calling 023 8068 8000