

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

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.

1. Site Address

Number	25
Suffix	
Property name	
Address line 1	Stanley Street
Address line 2	
Address line 3	
Town/city	Brighton
Postcode	BN2 0GP

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

Easting (x)	531910
Northing (y)	104562

Description

2. Applicant Details

Title	Mr and Ms
First name	Alexander and Rosie
Surname	Fogden
Company name	
Address line 1	25 Stanley Street
Address line 2	
Address line 3	
Town/city	Brighton
Country	United Kingdom

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Proposed second storey extension with a pitched roof above existing single storey extension, including a roof window and obscured window on the south side wall. The extension is to accommodate a bathroom on the first floor of the property, increase the living area on the ground floor and improve access to the property's outside space which is currently isolated from the main habitable rooms. To address this, the planned works include trifold doors from the existing single storey extension out on to the outdoor space.

The pitched roof is intended to minimise the visual impact on of the proposed extension on this and surrounding properties and the extension will only affect the light to one window at the rear of property number 26, to the north. However, this window is into a hallway area not a habitable room. The angle of the pitched roof in this application has been dictated by the usable space created in the bathroom. If the angle was to become any more severe, the impact on headroom would compromise the amount of functional bathroom space to the extent that it would be impractical for a family home.

The house was previously used as a student rental property and is in need of both maintenance and updating. As the current owners, we intend to maximise the usable space of the property and create a family home, drawing on Alex's experience working in the design industry.

Has the work already been started without consent? Yes No

5. 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):

Walls	
Description of existing materials and finishes (optional):	Rendered with a white painted finish
Description of proposed materials and finishes:	Rendered with a white painted finish

Roof	
Description of existing materials and finishes (optional):	Red concrete tiles
Description of proposed materials and finishes:	Slate roof tiles (as per the original roof of property)

Windows	
Description of existing materials and finishes (optional):	Timber and PVC windows
Description of proposed materials and finishes:	Timber or PVC windows

Doors	
<input type="text"/>	

5. Materials

Description of existing materials and finishes (optional):	Timber and PVC
Description of proposed materials and finishes:	Timber or PVC

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

Drawing References
25 Stanley St - Design and Access
25 Stanley St - Existing Rev A
25 Stanley St - Proposed Extension Rev A

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

9. 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

10. 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

First name

Surname

Reference

Date (Must be pre-application submission)

10. Pre-application Advice

Details of the pre-application advice received

We have change our plans in accordance to the advice given in the pre planning application, including the addition of an obscured window on the south facing wall and the removal of a proposed dormer. We are unable to reduce the angle of the roof pitch on the extension as the existing extension is slimmer than in neighbouring properties. Therefore, increasing the pitch wouldn't allow for adequate space for a functional bathroom.

Planning Advice

Response Summary

- o The property is not within a conservation area and no Article 4 restrictions are in place regarding householder developments.
- o The erection of a rear extension over the existing outrigger, would to be justified with minor amendments, considering comparable nearby approvals and appeal decisions.

Conclusion:

The principle of the rear extension and rear dormer are likely to be acceptable, but subject to overall design and informed by the comments and suggestions in this pre application advice.

11. 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.

Yes No

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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Date (cannot be pre-application)