



Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area 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 | <input type="text" value="7"/> |
| Suffix | <input type="text"/> |
| Property name | <input type="text" value="Denning"/> |
| Address line 1 | <input type="text" value="Marsh Lane"/> |
| Address line 2 | <input type="text"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="Burnham Norton"/> |
| Postcode | <input type="text" value="PE31 8DS"/> |

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

| | |
|--------------|-------------------------------------|
| Easting (x) | <input type="text" value="582646"/> |
| Northing (y) | <input type="text" value="344135"/> |

Description

2. Applicant Details

| | |
|----------------|---|
| Title | <input type="text" value="Mr"/> |
| First name | <input type="text" value="Gerard"/> |
| Surname | <input type="text" value="Nieuwenhuys"/> |
| Company name | <input type="text"/> |
| Address line 1 | <input type="text" value="Denning, 7, Marsh Lane"/> |
| Address line 2 | <input type="text"/> |
| Address line 3 | <input type="text"/> |

2. Applicant Details

| | |
|---|---|
| Town/city | Burnham Norton |
| Country | |
| Postcode | PE31 8DS |
| Are you an agent acting on behalf of the applicant? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email address | |

3. Agent Details

| | |
|------------------|----------------------------|
| Title | |
| First name | SIMON |
| Surname | REDMAN |
| Company name | COWPER GRIFFITH |
| Address line 1 | COWPER GRIFFITH ARCHITECTS |
| Address line 2 | 15 HIGH STREET |
| Address line 3 | WHITTLESFORD |
| Town/city | |
| Country | United Kingdom |
| Postcode | CB22 4LT |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email | |

4. Site Area

| | |
|---|------------|
| What is the measurement of the site area? (numeric characters only). | 2273.00 |
| Unit | Sq. metres |

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Extension of three bedroomed, two storey cottage involving modest modifications to single storey lean-to at West end of cottage, minor internal modifications and enhancements, removal of existing timber shed and oil tank, and modest, localised adaptations to hard landscape. The gardens remain almost entirely untouched. Construction of two storey extension providing family rooms and additional bedrooms, connecting to existing cottage's West end at ground and first. New extension predominantly timber clad under a pan tiled roof, with timber windows throughout.

5. Description of the Proposal

Has the work or change of use already started?

Yes No

6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The small, existing lean-to prevents connections between existing house and the obvious site for an extension, which enables the preservation of the cottage's principal elevations. The fabric being removed is later than the original cottage, less attractive and of relatively poor construction far below acceptable current standards, though the external wall facing into the street is being retained to massively reduce impact on the street scene and conservation area. Further, modest internal modifications are sought at ground and first to enhance functionality and satisfy our clients' brief, again, without detriment to the original cottage's appearance.
the timber shed and oil tank are unattractive, life expired and occupy the natural extension site.

7. Existing Use

Please describe the current use of the site

Dwellinghouse and garden with detached garage, with room above.

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

8. 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):

Red brick quoins, dentil eaves and lacing, clunch block walling and field flints in lime mortar. Dark stained timber boarding to shed. Some Fletton brick to West lean to (for removal).

Description of proposed materials and finishes:

Red brick, Flemish bond, lime mortar. Feather edge timber cladding in untreated hardwood to weather to silver grey.

Roof

Description of existing materials and finishes (optional):

Pantiles under a half round clay ridge, with sundry lead flashed brick parapets. Brick stacks with lead flashings.

Description of proposed materials and finishes:

Pantiles under a half round clay ridge to pitches. Lead with timber rolls to low level loggia roof. Lead flashed brick parapets.

Windows

Description of existing materials and finishes (optional):

White painted Crittall windows, side and top hung.

Description of proposed materials and finishes:

Bespoke timber joinery windows, either sliding sash or flush casement in a painted/stained finish.

Doors

8. Materials

| | |
|--|--|
| Description of existing materials and finishes (optional): | Half glazed black painted timber back door. Vertical boarded black painted timber street door. Sundry Crittall French doors. |
| Description of proposed materials and finishes: | Half glazed timber doors in a painted/stained finish. |

| | |
|--|--|
| Boundary treatments (e.g. fences, walls) | |
| Description of existing materials and finishes (optional): | Vertical boarded timber fence, stock fence and hedging. |
| Description of proposed materials and finishes: | Some replacement vertical boarded timber fence and native hedge to Western boundary. |

| | |
|--|---|
| Vehicle access and hard standing | |
| Description of existing materials and finishes (optional): | Gravelled driveway and parking area adjacent to existing, detached garage. |
| Description of proposed materials and finishes: | Retained gravelled driveway and parking area adjacent to existing, detached garage. |

| | |
|--|--|
| Lighting | |
| Description of existing materials and finishes (optional): | Isolated bulkhead lights. |
| Description of proposed materials and finishes: | Existing lights replaced with low energy equivalents, new lighting to loggia soffit, no further external lighting. |

| | |
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| Other Loggia framing | |
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | Hardwood structural frame untreated to weather to silver grey. |

| | |
|--|---|
| Other Loggia soffit | |
| Description of existing materials and finishes (optional): | N/A |
| Description of proposed materials and finishes: | Timber board in a painted/stained finish. |

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

Design & Access Statement Section 13: Design.
Sundry references on elevations, drawing numbers 2028-110,111,112.
Indicative 3D view - drawing number 2028-150.

9. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

9. Pedestrian and Vehicle Access, Roads and Rights of Way

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

10. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-----------------|---------------------------|--|----------------------|
| Cars | 4 | 4 | 0 |

11. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

13. Biodiversity and Geological Conservation

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes No Unknown

15. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes No

If Yes, please provide details:

Ample existing hardstanding at East end of building, using existing gate to deposit bins by carriageway (Marsh Lane), for collection.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes No

If Yes, please provide details:

Necessary bin numbers easily accommodated in the area described above.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes No

17. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

- Yes No

18. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes No

19. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes No

20. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

21. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

23. 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

24. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

25. 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?

26. 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

MR

26. Ownership Certificates and Agricultural Land Declaration

| | |
|----------------------------------|---|
| First name | <input type="text" value="SIMON"/> |
| Surname | <input type="text" value="REDMAN"/> |
| Declaration date (DD/MM/YYYY) | <input type="text" value="22/01/2021"/> |

Declaration made

27. 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) | <input type="text" value="22/01/2021"/> |
|----------------------------------|---|