



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

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

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:

Garden room/gym under permitted development guideline single skin 16 metre sq 2,5 height. We have started the build under the permitted development but have been advise by the planning officer if we want to keep toilet /shower facilities then we have to apply for the planning permission which we are doing now to keep toilet/shower facilities.

Has the work already been started without consent? Yes No

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

Has the work already been completed 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):	
Description of proposed materials and finishes:	single skin breeze blocks, insulation, plaster boarder, skimming

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	fiber glass flat roof, insulation, plaster boards, skim

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	PVC double glazed

Doors	
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5. Materials

Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	PVC double glazed

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	NA

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	No

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	spot lights

Other Exterior	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	stone on front wall and rendering on rest of the walls

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

Scaled plans and elevation

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	Ms
First name	
Surname	
Reference	21/00059/PREAPP

Date (Must be pre-application submission)

18/01/2021

Details of the pre-application advice received

As such, in order for the proposed building to be considered 'permitted development' it would need to be demonstrated by the applicant that the building is required for a purpose incidental to the enjoyment of the dwelling house. The term 'incidental' excludes purposes which are part of the primary residential use of the property, so an outbuilding to provide extra sleeping accommodation, living space or kitchen etc. is not permitted under the regulations. You state that the outbuilding is for use as a gym/garden room. The Local Planning Authority (LPA) would consider this use ancillary. However, the LPA would not consider the inclusion of the toilet and shower ancillary, therefore the outbuilding would not pass the tests required to be considered permitted development. The building could be partitioned or extended by the current or future occupiers, with the possibility of the development being used as habitable accommodation or as a self-contained unit for independent living, at a future date.

In order to ensure the outbuilding is lawful, the toilet and shower facilities would need to be removed from the building to conform to the permitted development legislation. In this case, an application for a Lawful development Certificate can be applied for via the Planning Portal (www.planningportal.co.uk) with scaled plans and elevations and a site location plan. A fee of £206 will need to be paid.

Alternatively, you could retain the toilet and shower facilities by making an application for planning permission (householder) for the outbuilding including these facilities. This would also need to be applied for via the Planning Portal, with scaled plans and elevations and a site location plan. A fee of £206 will need to be paid.

In this case, the Council would also require you to enter into a unilateral undertaking under section 106 of the Town and Country Planning Act 1990 which would be an undertaking by you (and any other owner of the property) to only use the outbuilding for purposes incidental to the main dwellinghouse and not as habitable accommodation for as an independent dwelling. This would relate to the property and would apply for any future owners. There would be no charge for this.

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)