



## Aylesbury Area

### Application for Planning Permission. 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"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Seabrook Court"/>
Address line 1	<input type="text" value="Bierton Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Aylesbury"/>
Postcode	<input type="text" value="HP20 1AH"/>

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

Easting (x)	<input type="text" value="482480"/>
Northing (y)	<input type="text" value="214231"/>

Description

Seabrook Court comprises of two, two-storey block of flats that are accessed from Bierton Road. The site offers car parking for the residents as well bicycle storage. There are generous amounts of softscaping that provides a buffer between the flat entrances and the public access footpath with an array of low level shrubbery and bushes. The site slopes down as you enter and as such, the two buildings have different levels with block B (the larger block to the south) measured to be roughly 1.2m lower than block A (the smaller block to the north).

These two blocks are separated by mainly car parking but also a small grassed area to the east that abuts a 1.5m retaining wall. Just beyond this retaining wall and on top is a boundary fence about 2m high that separates the neighbouring site to the east that is substantially higher due to the topography.

#### 2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Justin"/>
Surname	<input type="text" value="Folliard"/>
Company name	<input type="text" value="Housing Solutions"/>
Address line 1	<input type="text" value="Crown House"/>
Address line 2	<input type="text" value="Crown Square"/>
Address line 3	<input type="text" value="Waldeck Road"/>

## 2. Applicant Details

Town/city	Maidenhead
Country	United Kingdom
Postcode	SL6 8BY

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number	
Secondary number	
Fax number	
Email address	

## 3. Agent Details

Title	Mr
First name	Jack
Surname	Cheung
Company name	Brock Carmichael
Address line 1	19 Old Hall Street
Address line 2	
Address line 3	
Town/city	Liverpool
Country	
Postcode	L3 9jq
Primary number	
Secondary number	
Fax number	
Email	

## 4. Site Area

What is the measurement of the site area?  
(numeric characters only).

2700.00

Unit

Sq. metres

## 5. Description of the Proposal

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

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.

The client has confirmed the fire sprinklers will require an external water storage tank and pump set to be located within the curtilage of site. The proposed location of the enclosure is to be within the grassed area between the two apartment blocks alluded to earlier and as indicated on the attached plans. The proposed location is sensitive to the natural contour of the site as it is situated on the most flat part of the grassed area to the eastern corner bearing the least amount excavation required to level for the enclosure. Additionally, this location provides the least impact on the existing trees.

## 5. Description of the Proposal

This location is deemed more suitable with respect to accessibility for installation and future maintenance as it has direct access from the car park and furthermore reducing disruption to the residents.  
The nature of the sloped area will help reduce the visual impact of the new installation with aspect from the adjacent habitable rooms within block A. The enclosure is also framed by a high level fence to the east and a 2m fence to the south which offers further screening.  
The proposal shows an open enclosure to be treated with a timber fence surround that provides a soft and natural façade which is in keeping with the landscaping which will blend with the green space. This enclosure will also be secured and only be accessible normally by maintenance personnel or specialist installers.  
The installation will be secured and maintained by specialists. It is highly unlikely that access to the provision will be required by persons with disabilities or those in wheelchairs. Safe access for the maintenance personally will be provided.

Has the work or change of use already started?  Yes  No

## 6. Existing Use

Please describe the current use of the site

The existing site comprises two, two-storey blocks of apartments, both of which will be served by the new sprinkler installation. Block A fronts Verwood Road and is adjacent to the main entrance north of the site. The larger block B occupies south of the site.  
Both buildings benefit from generous amount of soft landscaping. The apartment entrances front onto shrubs, hedges and grassed areas with access footpaths. Amenities for the residents on this site includes car parking and bicycle storage and additionally separate the two blocks.  
Between the two blocks, there is also a grassed area which is framed by the bicycle storage and a retaining wall that straddles the boundary line and fencing. The area slopes down from block A to block B roughly 1200mm in level. Block A overlooks the grassed area from the north side whilst the southern side of this area is met with the gable of block B.

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

## 7. 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):**

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Stained, larch timber boards to provide a soft, natural looking screen to the water storage tank and pump enclosure. This fence will enclose the full height of the contents inside and will be secured.

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 Statement, Seabrook Court, HP20 1AH  
20006c - BCA - XX - XX - DR - A - 01001 - S4 - P1 - Location Plan  
20006c - BCA - XX - XX - DR - A - 02001 - S4 - P2 - Existing Site plan  
20006c - BCA - XX - XX - DR - A - 02002 - S4 - P2 - Proposed Site plan  
20006c - BCA - XX - XX - DR - A - 05001 - S4 - P2 - Existing Elevations  
20006c - BCA - XX - XX - DR - A - 06001 - S4 - P2 - Existing Sections  
20006c - BCA - XX - XX - DR - A - 06002 - S4 - P2 - Proposed Sections  
20006c - BCA - XX - XX - DR - A - 90001 - S4 - P2 - Proposed pump and water storage tank enclosure

## 8. 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

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

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

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

## 9. Vehicle Parking

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

## 10. 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'.**

## 11. 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

## 12. 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:

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

c) Features of geological conservation importance:

## 12. Biodiversity and Geological Conservation

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

## 13. 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

## 14. Waste Storage and Collection

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

- Yes  No

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

- Yes  No

## 15. Trade Effluent

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

- Yes  No

## 16. 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

## 17. 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

## 18. Employment

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

- Yes  No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  No

## 20. 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**

## 21. Hazardous Substances

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

Yes  No

## 22. 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

## 23. Pre-application Advice

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

Yes  No

## 24. 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?

## 25. 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

## 26. 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.

**26. Declaration**

Date (cannot be pre-application)

18/03/2021