



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	19
Suffix	
Property name	
Address line 1	Testard Road
Address line 2	
Address line 3	
Town/city	Guildford
Postcode	GU2 4JU
Description of site location must be completed if postcode is not known:	
Easting (x)	499150
Northing (y)	149361

Description	End of terrace house on Testard Road with rear access walkway.
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2. Applicant Details

Title	Mr
First name	Mohsin
Surname	Hussain
Company name	
Address line 1	19, Testard Road
Address line 2	
Address line 3	
Town/city	Guildford
Country	

2. Applicant Details

Postcode	<input type="text" value="GU2 4JU"/>
Are you an agent acting on behalf of the applicant? <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div>	
Primary number	<input type="text" value=""/>
Secondary number	<input type="text" value=""/>
Fax number	<input type="text" value=""/>
Email address	<input type="text" value=""/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Sean"/>
Surname	<input type="text" value="Hammond"/>
Company name	<input type="text" value="HAMdesignUK"/>
Address line 1	<input type="text" value="86"/>
Address line 2	<input type="text" value="Ashdown Avenue"/>
Address line 3	<input type="text" value=""/>
Town/city	<input type="text" value="Farnborough"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="GU14 7DW"/>
Primary number	<input type="text" value="07488767799"/>
Secondary number	<input type="text" value=""/>
Fax number	<input type="text" value=""/>
Email	<input type="text" value="sean.hammond1968@yahoo.co.uk"/>

4. Description of Proposed Works

Please describe the proposed works:

Singles storey rear extension to kitchen, loft conversion and construction of new gable wall to replace existing hip roof.

PLEASE CONFIRM IF THIS APPLICATION CAN BE CONSIDERED UNDER PERMITTED DEVELOPMENT. THIS WOULD BE THE APPLICANTS PREFERENCE.

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):

<input type="text" value="Walls"/>	
Description of existing materials and finishes (optional):	Facing brick

5. Materials

Description of proposed materials and finishes:	Facing bricks to closely match the existing in colour to ground floor extension and gable wall. Tile hanging to loft as elevations
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Roof	
Description of existing materials and finishes (optional):	Roof tiles
Description of proposed materials and finishes:	Roof tiles to match the existing in colour and texture

Windows	
Description of existing materials and finishes (optional):	Timber Sash Windows
Description of proposed materials and finishes:	New windows to match the existing an patterns and material

Doors	
Description of existing materials and finishes (optional):	Hardwood entrance and rear door.
Description of proposed materials and finishes:	New hardwood solid door to kitchen extension

Other Rain water goods	
Description of existing materials and finishes (optional):	Black uPVC gutters and down pipes
Description of proposed materials and finishes:	Black uPVC gutters and down pipes

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

SH-19TR-TP001: Location Plan
SH-19TR-TP002: Existing Block Plan
SH-19TR-TP003: Existing Floor Plans
SH-19TR-TP004: Existing Elevations
SH-19TR-TP005: Proposed Block Plan
SH-19TR-TP006: Proposed Floor Plans
SH-19TR-TP007: Proposed Elevations
SH-19TR-TP008: Indicative Sections

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	Mr
First name	Kieran
Surname	Cuthbert
Reference	21/A/00080

Date (Must be pre-application submission)

17/02/2021

Details of the pre-application advice received

Site description / constraints:

- 2 Storey semi detached dwelling
- Located in Central Guildford however outside of Conservation Area
- There are no planning constraints at the site.

Planning considerations:

- the impact on scale and character of the existing dwelling and surrounding area
- the impact on neighbouring amenity

Impact on scale and character of the existing dwelling and surrounding area - Likely Acceptable

- The ground floor extension is a minor infill
- The pitched roof of the ground floor extension will be in keeping
- According to plans the neighbour has similar dormer window thus limited impact on character of area. However this will require site visit to confirm.
- Main issue caused from gable as will potentially damage appearance of symmetry· However street view images show varied roof types on road including many close gable roofs as proposed
- As such the impact on character this causes will be very limited thus acceptable

Impact on neighbour amenity - Possibly acceptable however site visit required.

- Roof alterations unlikely to have impact, rear dormer window would not provide overlooking or overshadowing concerns.
- Although not shown on plans the applicant has requested information regarding possible side windows as shown in email.
- Although confirmation through site visit will be required it appears that there are no neighbouring windows these will face. As such they will likely be considered acceptable.
- Obscure glazing unlikely to be required.
- Possible risk of overshadowing number 18's back rear window with infill. Site visit will be required to assess this.

Suggested amendments:

- Regarding possible overshadowing to number 18 applicant should consider 45 degree rule detailed in residential extensions and alterations SPD pages 13 & 14.

Relevant planning history:

No relevant planning history

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

11. Authority Employee/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	Mr
First name	Mohsin
Surname	Hussain
Declaration date (DD/MM/YYYY)	13/04/2021

☒ 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)	13/04/2021
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