



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	9
Suffix	
Property name	
Address line 1	Sebastian Avenue
Address line 2	
Address line 3	
Town/city	Shenfield
Postcode	CM15 8PN

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

Easting (x)	561251
Northing (y)	195149

Description

--

2. Applicant Details

Title	Miss
First name	rachel
Surname	Cleave
Company name	
Address line 1	1 Woodland Close
Address line 2	
Address line 3	
Town/city	Hutton
Country	England

2. Applicant Details

Postcode

CM131ED

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:

The proposal is to extend the property to the rear both at ground and first floors to provide a new family room, a new bedroom and an extended existing bedroom, both with new ensuites.

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):	
Description of proposed materials and finishes:	Ground floor - Red Woodbridge Claret stock by Wienerberger or similar to match existing design Upper floor - to be rendered with Webepral monocouche render or similar to existing

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	New concrete roof tiles to be Marlow Ludlow major interlocking tile or similar colour antique brown to match existing

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	new windows to be White UPVC double glazed, bi-fold doors to be White powder coated aluminium double glazed

Doors	
Description of existing materials and finishes (optional):	

5. Materials

Description of proposed materials and finishes:

White UPVC as current

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

A1 PAS 1 (SA.007.PAS.001)
A1 PAS 2 (SA.007.PAS.002)
9 Sebastian Ave Design Statement 090421

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)

Details of the pre-application advice received

10. Pre-application Advice

The floor plans submitted indicate a single storey rear element protruding 7.15 metres from the rear building line, with a 5.75 metres 1st floor extension atop this. From aerial photography it appears that the adjacent dwelling No. 11 has constructed a single storey rear element, not indicated on the proposed block plan, to approx. 5 metres. Also, the other adjacent dwelling, No. 7, has constructed a part single part two storey rear extension, also not indicated on the proposed block plan, to a similar depth of approx. 5 metres. Considering the depth of the development either side, it is recommended that the single storey element does not extend past the single storey element at No. 11. This would maintain a consistent rear building line. Otherwise, an extension deeper than this would likely appear disproportionate to the application dwelling and within the context of the surrounding development in regards to size and scale. Regarding the 1st floor rear element, in plan form this appears to be an excessive extension at 1st floor level, which would significantly increase the scale of the application dwelling and extend significantly beyond the rear of the dwellings either side, especially considering its width. If this element were reduced in depth and the bulk were articulated through breaks in the rear building line this may assist in reducing the 1st floor element to an acceptable scale. When designing the elevations of the proposed extensions details such as roof junctures, roof forms and external material will be important elements for consideration.

Aerial photography indicates that the application dwelling is located on a reducing gradient from the front of the dwelling to the rear garden, resulting in a garden that slopes towards the rear with the dwelling set at a higher level. No.7 benefits from a single storey rear element close to the common boundary. The single storey rear element as proposed would extend 5 metres beyond the rear wall of No.7, situated on the boundary line. The 1st floor rear element is unlikely to intercept a 45 degree line drawn from the nearest ground floor habitable window, as per Appendix 5 of the BRLP, and due to the orientation of the sun is also unlikely to result in an unacceptable overshadowing or loss of light impact. No.11 benefits from a larger single storey rear element as well as rear dormer in the roof, located north east of the application dwelling. Due to the extent of the extension at No. 11 it is unlikely that the proposed single storey element, located off of the common boundary, would result in an overbearing impact due to its depth. However, the 1st floor rear element proposed would extend in close proximity to the boundary line. Though this would not intercept a 45 degree line, as mentioned above, dependent on the elevation design of the proposal it is likely to result in an unacceptable overshadowing impact on the private amenity space of the residents at No. 11.

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 B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	1
Suffix	
House Name	
Address line 1	Woodland Close
Address line 2	
Town/city	Hutton
Postcode	cm131ed
Date notice served (DD/MM/YYYY)	10/03/2021

Person role
☒ The applicant
☐ The agent

12. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	jagjit
Surname	maitala
Declaration date (DD/MM/YYYY)	10/03/2021

☒ 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)	10/04/2021
----------------------------------	------------