

Householder Application for Planning Permission for works or extension to a dwelling 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	1
Suffix	
Property name	
Address line 1	The Square
Address line 2	Elford
Address line 3	
Town/city	Tamworth
Postcode	B79 9DB
Description of site location must be completed if postcode is not known:	
Easting (x)	418895
Northing (y)	310559
Description	

Planning application for the demolition of an existing lean-to conservatory and small outbuilding both at the end of their economic life, construction of a new replacement single storey conservatory/extension at rear to be used as day room / family dining area and utility with WC and the creation of a new pedestrian access for occasional use in existing garden wall.

2. Applicant Details

Title	Mr
First name	James
Surname	Gibson-Flowith
Company name	
Address line 1	1
Address line 2	The Square
Address line 3	Elford
Town/city	Tamworth

2. Applicant Details

Country

Postcode

B79 9DB

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:

Planning application for the demolition of an existing lean-to conservatory and small outbuilding both at the end of their economic life, construction of a new replacement single storey conservatory/extension at rear to be used as day room / family dining area and utility with WC and the creation of a new pedestrian access for occasional use in existing garden wall.

Has the work already been started without consent?

☐ Yes ☒ No

5. Explanation for Proposed Demolition Work

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

The existing “lean to” conservatory and outbuilding (currently used as a small garden shed) have reached the end of their economic life and currently have a negative impact on the property and surrounding Conservation Area.

The current conservatory has a number of physical, climate change and visual failings:
1. It is an unattractive “lean to” design and is a blight on the property and does not preserve or enhance the Conservation Area.
2. It has no effective thermal (heat retention) qualities allowing heat to escape creating an exceptionally cold environment in winter.
3. The roof design is poor allowing significant water ingress, causing ongoing damage inside the property.
4. It has no effective acoustic qualities.
5. The current conservatory looks out onto the rear garden and provides the only access to the garden from the property. Despite the recent refurbishment of the cottage the conservatory remains an outstanding issue to be resolved.

The outbuilding is in need of significant repair, it is hoped that any bricks removed can be used elsewhere within the proposals.

6. 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):	Brick and UPVC
Description of proposed materials and finishes:	Single storey rear extension will consist of bi-fold doors, new through coloured render system - white and facing brickwork painted white to match character of property, Please see plan SK108-301.
Roof	
Description of existing materials and finishes (optional):	UPVC

6. Materials

Description of proposed materials and finishes:	Flat roof extension: Single ply membrane finish to flat roof, roof lantern, soffit and fascia system. Pitched roof: New decorative roof tiles to reflect character of existing house roof. Roof light. Exposed timber rafter ends - painted black. See plan SK108-301 and SK108-202
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Windows	
Description of existing materials and finishes (optional):	UPVC
Description of proposed materials and finishes:	Double glazed bi-fold doors, roof lantern, roof light, small non opening triangular window above door at rear, small window next to back door. See plan SK108-301 and SK108-202

Doors	
Description of existing materials and finishes (optional):	UPVC
Description of proposed materials and finishes:	Double glazed bi-fold doors, two external back doors (half double glazed). See plans SK108-301

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	New opening to be formed in existing garden wall for traditional pedestrian garden gate for occasional use. See plan SK108-301

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

•SK108 – 99A Location Plan
•SK108 – 100 Block Plan
•SK108 – 202 Existing and Proposed Roof Plans
•SK108 – 200 Existing Ground Floor Plan
•SK108 – 300A Existing Elevations
•SK108 – 201D Proposed Ground Floor Plan
•SK108 – 301A Proposed Elevations
•SK108 – 302 Garden Visual
•SK108 – 303 Porch Visual

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Please see Plan SK108-301A

New pedestrian garden gate for occasional use to be located within existing garden wall. This arrangement is in keeping with other accommodation along the Square.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. 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

10. 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

11. 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	19/01330/PREAPP

Date (Must be pre-application submission)

16/10/2019

Details of the pre-application advice received

The applicants have engaged with Planning Officers at Lichfield District Council over their proposals and sought pre application advice previously with Karen Bentley, Principle Planning Officer in 2019. At this time the proposals were positively received with the Officer commenting 'In conclusion, there would be no objection in principle to the creation of a modest single storey extension as suggested..'

12. 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?

13. 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.

13. Ownership Certificates and Agricultural Land Declaration

Person role

- ☒ The applicant
☐ The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="James"/>
Surname	<input type="text" value="Gibson-Flowith"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="11/05/2021"/>

☒ Declaration made

14. 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="11/05/2021"/>
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