

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	GU26 6HL
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	Michael
Surname	Lee
Company name	Michael Lee Architects
Address line 1	Michael Lee Architects
Address line 2	Longwood House
Address line 3	
Town/city	Churt
Country	
Postcode	GU10 2NX
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Demolition of existing extension to south elevation and construction of new extension to south elevation.
Demolition and reinstatement of existing retaining structures to southern hillside including construction of new internal swimming pool below ground floor terrace.
Improvements and minor alterations to original house.
Alterations and improvements to existing garage.

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

5. Materials

Description of existing materials and finishes (optional):	Oak Render/Roughcast Brickwork Concrete
Description of proposed materials and finishes:	Oak Render/Roughcast Brickwork Concrete

Roof	
Description of existing materials and finishes (optional):	Clay tiles Paving Green roof
Description of proposed materials and finishes:	Clay tiles Paving Green roof

Windows	
Description of existing materials and finishes (optional):	Timber Metal
Description of proposed materials and finishes:	Timber Metal

Doors	
Description of existing materials and finishes (optional):	Timber Glass Metal
Description of proposed materials and finishes:	Timber Glass Metal

Other type of material (e.g. guttering) Rainwater Goods	
Description of existing materials and finishes (optional):	Cast Iron Plastic
Description of proposed materials and finishes:	Cast Iron Plastic Copper

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

249_PL_200, 249_PL_201, 249_PL_203, 249_PL_204, 249_PL_300, 249_PL_301, 249_PL_302, 249_PL_303, 249_PL_350, 249_PL_351, 249_PL_352, 249_PL_356, 249_PL_357, 249_PL_380 & 249_PL_800

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

249_PL_100

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

Planning permission would be required for the extension to the dwelling and the works to the garage. The site is located within the settlement policy boundary for Grayshott, and as such, the principle of the development is acceptable, subject to all other relevant policies and guidance. In this instance the most relevant policies would be policies CP27 and CP29 of the Policy CP27 of the Joint Core Strategy (JCS), and policy HE2 of the Local Plan.

In terms of neighbour impact, policy CP27 of the JCS requires that developments would not have an unacceptable impact on the amenity of the occupiers of neighbouring properties through loss of privacy or excessive overshadowing. Saved Policy HE2 of the Local Plan requires that alterations and extensions to buildings are designed to take account of the design, scale, and character of the original building, its plot size and its setting.

It appears that there would be sufficient separation distances to the neighbouring dwellings to protect their amenities, however, this would need to be fully assessed on site once an application has been submitted.

In terms of design, policy CP29 of the JCS seeks to ensure that development proposals are of exemplary standards of design and architecture, with a high quality external appearance that respect the area's particular characteristics. It requires that development should make a positive contribution to the overall appearance of the area.

The appearance of the works to the dwelling appear to be in keeping with the scale and character of the original property. However, whilst the roof proposed to the garage would reflect features of the roof of the dwelling, it is not appropriate for an outbuilding. If you would like to put a roof on the garage, it should be a simple pitched roof, at the lowest height possible. I would be happy to comment further on an alternative roof form if you would like to email it to me direct

10. Pre-application Advice

before you formally submit your application. As with the neighbour impact, the design would also need to be fully assessed on site once an application has been submitted.
I would also advise you to carry out a Phase 1 ecological survey, and if that identifies the need more surveys, those should also be carried out before the application is submitted.

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	<input type="text" value="Mr"/>
First name	<input type="text" value="Michael"/>
Surname	<input type="text" value="Lee"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="05/04/2021"/>

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)