



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	53
Suffix	
Property name	
Address line 1	Playstool Close
Address line 2	
Address line 3	
Town/city	Newington
Postcode	ME9 7NJ



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

Easting (x)	585519
Northing (y)	164665

Description	
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2. Applicant Details

Title	mr
First name	ian
Surname	bourne
Company name	
Address line 1	53

2. Applicant Details

Address line 2	Playstool Close
Address line 3	
Town/city	Newington
Country	
Postcode	ME9 7NJ

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:

Retrospective application For the erection of a replacement conservatory. (13)

We have taken down our old conservatory and built a new one in the same footprint as the old one.

The old conservatory was built of 2 x 2 timber, chipboard, plastic cladding and a Perspex roof, it had no insulation and was cold in the winter and stupidly hot in the summer because we have a south facing garden. We have lived at our property for seven years now and the old conservatory became damp and rotten, it also leaked like a sieve. The final straw was after the heavy snow we had in February 2021 which buckled the roof and it nearly collapsed.

We are after RETROSPECTIVE PLANNING PERMISSION as we have already built the new conservatory. When we moved into the property, we received the documents for the house, but there was no planning permission documents for the conservatory. We didn't realise we needed planning permission to build the new conservatory as we built it in the same footprint as the old conservatory and therefore we believed it to be okay.

The new conservatory we have built is a timber frame construction, mostly 4 x 2 and 6 x 2 timbers, it has osb chipboard on the walls and ceiling, there is a tongue and groove chipboard floor. There is a weed barrier under the floor, then insulation board, then a moisture barrier before the floor. The walls have slate grey cladding then a 25mm air cap, then a breathable membrane, after that there is osb chipboard before insulation board and insulation strand, we next have a moisture barrier before 9.5mm plasterboard. There is a double-glazed sliding door and a double-glazed window. The roof is fibre glass on osb chipboard, under that there are 6 x 2 timbers with insulation board in between, next is a moisture barrier before 9.5mm plasterboard.

The size of the conservatory is a 3.2m square, it is 2.4m high at the eaves and 3.4m high where it meets the house. The conservatory we have built is in line with the neighbour's conservatory at number 52 Playstool Close, the materials used are also similar, they have used blue wooden cladding and we have used slate grey composite cladding, their roof is a flat roof made of chipboard and felt (no Perspex), and ours is a pitched fibreglass roof (no Perspex).

Our old neighbour built that conservatory less than 4 years ago to help to try and sell the house, I don't believe they had planning permission for their conservatory as I have now been informed by Gemma Bryant at the planning office, letters get sent out to neighbours when planning permission is under review, and the neighbours get 21 days to file any objections. We never received any letters for this and is another reason why I didn't feel I needed planning permission.

Has the work already been started without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

02/04/2021

Has the work already been completed without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

05/05/2021

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):	The walls have slate grey cladding then a 25mm air cap, then a breathable membrane, after that there is osb chipboard before insulation board and insulation strand, we next have a moisture barrier before 9.5mm plasterboard
Description of proposed materials and finishes:	The walls have slate grey cladding then a 25mm air cap, then a breathable membrane, after that there is osb chipboard before insulation board and insulation strand, we next have a moisture barrier before 9.5mm plasterboard

Roof	
Description of existing materials and finishes (optional):	The roof is fibre glass on osb chipboard, under that there are 6 x 2 timbers with insulation board in between, next is a moisture barrier before 9.5mm plasterboard.
Description of proposed materials and finishes:	The roof is fibre glass on osb chipboard, under that there are 6 x 2 timbers with insulation board in between, next is a moisture barrier before 9.5mm plasterboard.

Windows	
Description of existing materials and finishes (optional):	Argon filled double glazed window with 2 openings 1600mm x 1000mm approx
Description of proposed materials and finishes:	Argon filled double glazed window with 2 openings 1600mm x 1000mm approx

Doors	
Description of existing materials and finishes (optional):	Argon filled double glazed sliding door with 1 opening 1800mmx 2100mm approx
Description of proposed materials and finishes:	Argon filled double glazed sliding door with 1 opening 1800mmx 2100mm approx

Lighting	
Description of existing materials and finishes (optional):	Spotlights with low energy low voltage gu10s, 7 in total
Description of proposed materials and finishes:	Spotlights with low energy low voltage gu10s, 7 in total

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

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	Mrs
First name	Gemma
Surname	Bryant
Reference	21/500279/OPDEV

Date (Must be pre-application submission)

11/05/2021

Details of the pre-application advice received

Asked her if we needed planning permission as we believed it to be a conservatory, it was in the same foot print as the previous conservatory and it is in line with our neighbours conservatory. She discussed with a colleague of hers and they decided it did need planning permission.

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

12. Ownership Certificates and Agricultural Land Declaration

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

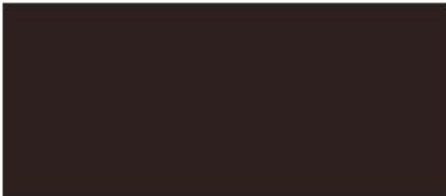
Declaration date (DD/MM/YYYY) ~~30/04/2014~~ (1B)

☒ 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) ~~12/05/2021~~ (1B)



(1B)