

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	<input type="text" value="3"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Mountain View"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Ruardean"/>
Postcode	<input type="text" value="GL17 9YT"/>

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

Easting (x)	<input type="text" value="362184"/>
Northing (y)	<input type="text" value="217517"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="David"/>
Surname	<input type="text" value="Hinchey"/>
Company name	<input type="text" value="self build renovation project"/>
Address line 1	<input type="text" value="Mountain View"/>
Address line 2	<input type="text" value="Mountain View"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Ruardean"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

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:

Convert the existing garage into a habitable room and build a link between this room and the existing house. In addition the existing oil tank will be repositioned.

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:	For the new building work the construction will be blockwork with render finish.
Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	The new roof will be on the link between the existing house and garage. The proposal is to install a glass roof.
Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	UPVC double glazed to match existing windows in the house. Dark colour on the outside and white colour on the inside.
Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	External UPVC double glazed to match existing external door.

5. Materials

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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

In regards to converting the garage, planning permission is usually not required, and instead falls under as permitted development. However, planning permission will be necessary if permitted development rights have been removed for garage conversions on your property. Therefore, after observing the properties relevant planning history I can confirm that permitted development rights for garage conversions have not been removed, thereby the development for converting the garage does not require the benefit of planning permission. However, the conversion of a garage into a liveable space would require building regulations approval. In terms of the proposed link extension from the garage to the main house, planning permission will be necessary if the following conditions and limitations are exceeded:
- Only half of the area of land around the original house can be covered by extension or other buildings;

10. Pre-application Advice

- Extensions cannot be built forward of the principle elevation of the property or where it fronts a highway, the side elevation
- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves;
- Where the extension is within two metres of the boundary, the height at the eaves cannot exceed three metres;
- The materials used in the exterior work must be of similar appearance to the existing property; and
- The work cannot include;
 - o Verandas, balconies or raised platforms;
 - o Microwave antenna;
 - o Chimney, flue or soil and vent pipe; or

Therefore, based on the plans submitted it appears as though the link extension will be built forward of the principle elevation of the property, which means that planning permission is required. For such an application you will need to submit a householder planning application with the following information:

- Completed householder application form (Can be found on our website www.fdean.gov.uk);
- A location plan at a scale of 1:2500 or 1:1250, showing the direction of north, with the application site edged in a red line;
- A block plan of the site at scale 1:200 or 1:500
- Existing and proposed elevations (including views showing both the proposed extension and the existing dwelling to enable the extension to be viewed in context with the existing property) and floor plans at a scale of either 1:50 or 1:100;
- A completed Biodiversity Checklist (Can be found on our website);
- Appropriate fee of £206.

I do hope the above information is of some help; however I must advise you that the above informal observations have been made at officer level only, and therefore does not prejudice any future decision made by the Council.

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

First name

Surname

Declaration date (DD/MM/YYYY)

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)

05/06/2021