

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	198
Suffix	
Property name	
Address line 1	North Road
Address line 2	
Address line 3	
Town/city	Stoke Gifford
Postcode	BS34 8PH

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

Easting (x)	362676
Northing (y)	180097

Description

2. Applicant Details

Title	
First name	Hayden and Jessica
Surname	Cole
Company name	
Address line 1	198 North Road
Address line 2	Stoke Gifford
Address line 3	
Town/city	Bristol
Country	UK

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:

The proposed work comprises a single-storey rear extension, extending the full width of the house, and a partially connected single-storey side extension.

The rear extension will replace an existing conservatory erected in the 1980s which is large, in bad repair, and unsuitable for habitation in summer or winter. This will be a habitable, brick-built extension, and will form a single open plan family room/kitchen/dining area when combined with the existing kitchen and dining room, which will be knocked through; this will greatly enhance the utility of the existing house. The footprint is essentially the same as the existing conservatory. Bifold doors will permit access to the garden, with rooflights and windows for a light and airy feel. A high-level slit window will be situated on the north side for extra light.

In addition, the extension will also continue across the whole rear of the house, with a separate room to the South which will be used as a home office / hobby studio. This will have an external door and window to the rear elevation.

NB. There is a foul / run-off sewer along the boundary to the south side of the house - the extension foundations will be built in accordance with Wessex Water guidelines (i.e. will not affect the sewer).

The side extension will be a non-habitable storage space, largely timber framed, and will extend along the majority of the north side of the house. This will link with a roof to the rear extension to permit dry access from the house to the store through a side door. The store will have gates at the front to secure access, but will be open to the rear to allow gardening tools to be moved easily. The floor will be a poured concrete slab.

Both extensions will be covered with a linked roof, with a mono-pitch on each part, connected with a hip over the connecting roof /door.

Raised beds will be relocated. Drainage will be improved all round.

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):	Existing house pebbledashed
Description of proposed materials and finishes:	New brick walls to be rendered and painted light colour (e.g. white/cream). We plan to replace existing pebbledash on the house with similar finish when funds allow.

Roof	
Description of existing materials and finishes (optional):	-
Description of proposed materials and finishes:	Wooden framed building will be natural colour.

Doors	
Description of existing materials and finishes (optional):	Existing double glazing is white PVC

5. Materials

Description of proposed materials and finishes:

New double glazing will be oak framed.

Windows

Description of existing materials and finishes (optional):

Existing is white PVC

Description of proposed materials and finishes:

New will be oak framed

Lighting

Description of existing materials and finishes (optional):

no external lighting

Description of proposed materials and finishes:

minor domestic external lighting will be fitted for access (e.g. sensor lights), and to enhance garden access

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

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

One small palm tree. Position marked on "198 North Road Tree Plan.pdf"

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

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)