



Application for Planning Permission. 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.

Site Address

Number	60
Postfix	
Property name	
Address line 1	Caldy Road
Address line 2	
Address line 3	
Town/city	Belvedere
Postcode	DA17 6JS

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

Easting (x)	549682
Northing (y)	179324

Description

Applicant Details

Mr	
First name	O
Family name	Alabi
Company name	Allied Ventures Property Assets Ltd
Address line 1	60, Caldly Road
Address line 2	
Address line 3	
Town/city	Belvedere
Postcode	

postcode DA17 6JS

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Number

Email address

Agent Details

Mr

First name mobolaji

Last name ajakaiye

Company name

Address line 1 66 coptefield drive

Address line 2

Address line 3

Town/city Belvedere

Country United Kingdom

postcode DA17 5RL

Primary number

Secondary number

Number

Email

Site Area

What is the measurement of the site area? (numeric characters only) 259.00

Unit Sq. metres

Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	SGL670249
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Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? Yes No

Public/Private Ownership

What is the current ownership status of the site?

Public Private Mixed

Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description above.

Abolition of existing bungalow and construction of 2 x 3 bed houses

Has the work or change of use already started?

Yes No

Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes No

Do the proposals cover the whole existing building(s)?

Yes No

Does the proposal include affordable housing, has a Registered Social Landlord (RSL) been confirmed?

If the proposal does not include affordable housing, select 'No'.

Yes No

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	1
Maximum height (Metres)	8
Number of storeys	2

Building reference	2
Maximum height (Metres)	8
Number of storeys	2

Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes No

Estimated cost of works

Please provide the estimated total cost of the proposal

Up to £2m

Vacant Building Credit

Does the proposed development qualify for the vacant building credit?

Yes No

Superseded consents

Does this proposal supersede any existing consent(s)?

Yes No

Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development.

If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
1	September	2021	April	2022

Scheme and Developer Information

Scheme Name

Does the scheme have a name?

Yes No

Developer Information

Has a lead developer been assigned?

Yes No

Existing Use

Please describe the current use of the site

Residential

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

Proposed use that would be particularly vulnerable to the presence of contamination

Yes No

Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where appropriate. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
3 - Dwellinghouses	90	0	85
Total	90	0	85

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)

Materials

Description of existing materials and finishes (optional):

Brick

Description of proposed materials and finishes:

Combination of Brick and Render

Roof

Description of existing materials and finishes (optional):	Concrete Tiles
Description of proposed materials and finishes:	Concrete Tiles

Windows

Description of existing materials and finishes (optional):	UPVC
Description of proposed materials and finishes:	UPVC

Doors

Description of existing materials and finishes (optional):	UPVC
Description of proposed materials and finishes:	UPVC

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

1/04/01, 2021/04/02

Pedestrian and Vehicle Access, Roads and Rights of Way

Is new or altered vehicular access proposed to or from the public highway? Yes No

Is new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide the number of existing and proposed parking spaces. Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0
Cycle Spaces	0	4	4

Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? Yes No

Please add details of the charging points.
Fully installed charging points: Fully installed and ready to use.
Provisional charging points: Electrical infrastructure/capacity in place to allow charging points to be installed.

Charging points	Active	Passive
Fast charging points (7-22 kw)	2	0
Total charging points	2	0

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

Alternatively: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

Regardless to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its site what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes No

Regardless, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to the application site?

Assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

Are there protected and priority species:

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Are there designated sites, important habitats or other biodiversity features:

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Are there features of geological conservation importance:

/es, on the development site

/es, on land adjacent to or near the proposed development

do

Open and Protected Space

the proposed development result in the loss, gain or change of use of any open space? Yes No

the proposed development result in the loss, gain or change of use of a site protected with a nature designation? Yes No

Foul Sewage

ase state how foul sewage is to be disposed of:

Mains Sewer

Septic Tank

Package Treatment plant

cess Pit

Other

Unknown

you proposing to connect to the existing drainage system? Yes No Unknown

Water Management

ase state the expected percentage
reduction of surface water discharge (for a 1 in
-year rainfall event) from the proposal

10

Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal? Yes No

ase state the expected internal residential
water usage of the proposal (litres per person
day)

125.00

is the proposal include the harvesting of rainfall? Yes No

is the proposal include re-use of grey water? Yes No

Trade Effluent

is the proposal involve the need to dispose of trade effluents or trade waste? Yes No

Residential Units

is this proposal involve the loss or replacement of any self-contained residential units or student accommodation
(including those being rebuilt)? Yes No

Residential Units to be lost

ase provide details for each separate type and specification of residential unit being lost or replaced.
ase enter details for all units being lost or replaced even if there is no net change in number.

Units Lost

Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Gardens
Detached Home	1	Market for Sale	100	4	3						

Please add details for every unit of communal space to be lost

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? Yes No

Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

Units Gained

Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Gardens
Semi Detached Home	2	Market for Sale	79	3	2						

Please add details for every unit of communal space to be added

Who will be the provider of the proposed unit(s)?

Private

Total number of residential units proposed

2

Total residential GIA (Gross Internal Floor area) lost

100

Total residential GIA (Gross Internal Floor area) gained

158

Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller sites/plots or houseboat moorings that this proposal seeks to add or remove

Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild

Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Number of persons care home accommodation - Residential care homes (Use Class C2)

0

Number of persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

Do all units in this proposal (residential and non-residential) have dedicated internal and external storage space for recycling, food waste and residual waste? Yes No

Utilities

Water and gas connections

Number of new water connections required

Number of new gas connections required

Safety

Is a fire suppression system proposed? Yes No

Internet connections

Number of residential units to be served by full fibre internet connections

Number of non-residential units to be served by full fibre internet connections

Mobile networks

Has consultation with mobile network operators been carried out? Yes No

Environmental Impacts

Community energy

Does the proposal provide any on-site community-owned energy generation? Yes No

Heat pumps

Does the proposal provide any heat pumps? Yes No

Solar energy

Does the proposal include solar energy of any kind? Yes No

Refrigerative cooling units

Number of proposed residential units with refrigerative cooling

CO2 emissions

CO2 total annual emissions (Kilograms)

Particulate matter (PM) total annual emissions (Kilograms)

Greenhouse gas emission reductions

Does the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations apply? Yes No

Green Roof

Proposed area of 'Green Roof' to be added (square metres)

Urban Greening Factor

Please enter the Urban Greening Factor score

Residential units with electrical heating

Number of proposed residential units with electrical heating

Reused/Recycled materials

Percentage of demolition/construction material reused/recycled

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? Yes No

Hours of Opening

Hours of Opening relevant to this proposal? Yes No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? Yes No

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

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

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:

Mr

First name

Second name

Reference: 20/00564/PREAPP

Date (Must be pre-application submission)

04/2020

Details of the pre-application advice received

Issues included issues about the bulk and mass of the intended proposal and also the land use. Issues about the style of the building and roof were also included.

Authority Employee/Member

In respect to the Authority, is the applicant and/or agent one of the following:

Member of staff

Former elected member

Related to a member of staff

Related to an elected member

an important principle of decision-making that the process is open and transparent.

Yes No

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.

any of the above statements apply?

Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate A Article 14

I/We certify that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any 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.

Applicant's role

The applicant

The agent

Applicant's name

Applicant's first name

Applicant's last name

Declaration date (DD/MM/YYYY)

Declaration made

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.

Declaration date (DD/MM/YYYY)
