



LONDON BOROUGH OF

**BEXLEY**

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Civic Offices, 2 Watling Street, Bexleyheath DA6 7AT

020 8303 7777 developmentcontrol@bexley.gov.uk www.bexley.gov.uk

For office use

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         | 58           |
| Suffix         |              |
| Property name  |              |
| Address line 1 | Balliol Road |
| Address line 2 |              |
| Address line 3 |              |
| Town/city      | Welling      |
| Postcode       | DA16 1PG     |

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

|              |        |
|--------------|--------|
| Easting (x)  | 546989 |
| Northing (y) | 176312 |

Description

|  |
|--|
|  |
|--|

**2. Applicant Details**

|                |                  |
|----------------|------------------|
| Title          | Dr               |
| First name     |                  |
| Surname        | Jugon            |
| Company name   |                  |
| Address line 1 | 58, Balliol Road |
| Address line 2 |                  |
| Address line 3 |                  |
| Town/city      | Welling          |
| Country        |                  |

2. Applicant Details

Postcode

DA16 1PG

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Sheridon

Surname

Shaw

Company name

SC Shaw Designs Ltd

Address line 1

Suite 8

Address line 2

52 Alexandra Road

Address line 3

Town/city

Enfield

Country

United Kingdom

Postcode

EN3 7EN

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Proposed single storey rear extension

Has the work already been started without consent?

☐ Yes ☒ No

5. 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 | Unknown |
|--------------|---------|

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☐ Yes ☒ No

## 6. Further information about the Proposed Development

|                                                                                 |       |
|---------------------------------------------------------------------------------|-------|
| What is the Gross Internal Area (square metres) to be added by the development? | 14.00 |
| Number of additional bedrooms proposed                                          | 0     |
| Number of additional bathrooms proposed                                         | 0     |

## 7. Development Dates

When are the building works expected to commence?

|       |         |
|-------|---------|
| Month | October |
| Year  | 2021    |

When are the building works expected to be complete?

|       |          |
|-------|----------|
| Month | December |
| Year  | 2021     |

## 8. 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): | - Dry dash render<br>- Smooth render |
| Description of proposed materials and finishes:            | - Dry dash render<br>- Smooth render |

|                                                            |                             |
|------------------------------------------------------------|-----------------------------|
| Roof                                                       |                             |
| Description of existing materials and finishes (optional): | - Tiled<br>- Felt flat roof |
| Description of proposed materials and finishes:            | - GRP Flat roof             |

|                                                            |                                                              |
|------------------------------------------------------------|--------------------------------------------------------------|
| Windows                                                    |                                                              |
| Description of existing materials and finishes (optional): | - White upvc casement windows with clear glass infill panels |
| Description of proposed materials and finishes:            | - White upvc casement windows with clear glass infill panels |

|                                                            |                                                                                                                                            |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Doors                                                      |                                                                                                                                            |
| Description of existing materials and finishes (optional): | - White upvc single swing doors with clear glass infill panels at front<br>- White upvc patio doors with clear glass infill panels at rear |
| Description of proposed materials and finishes:            | - White aluminium bifolding doors with clear glass infill panels                                                                           |

|                                                            |                |
|------------------------------------------------------------|----------------|
| Boundary treatments (e.g. fences, walls)                   |                |
| Description of existing materials and finishes (optional): | - Timber fence |

## 8. Materials

Description of proposed materials and finishes:

- Timber fence

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

SCSD00.263.A00 - Site Location Block Plan and Site Image  
SCSD00.263.A01 - Existing Ground Floor \_ First Floor Layouts  
SCSD00.263.A02 - Existing Elevations  
SCSD00.263.A03 - Existing Section  
SCSD00.263.A04 - Proposed Ground Floor \_ First Floor Layouts  
SCSD00.263.A05 - Proposed Elevations  
SCSD00.263.A06 - Proposed Section

## 9. 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

## 10. 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

## 11. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes ☒ No

## 12. 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

## 13. 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)

### 13. Pre-application Advice

13/07/2021

Details of the pre-application advice received

Dear Mr Shaw,  
Apology for the delay in responding to your email.  
I was the case officer for the abovementioned application. The application was refused as it failed to meet limitation (j) of the Permitted Development rights. Although the original rearward projecting 'nib' has now been demolished and replaced by existing extensions the fact of the matter remains that the limitations of permitted development rights are applied on the 'original' building as defined in the GPDO. For purpose of GPDO, 'original' means a building as it existed on 1 July 1948 where it was built before that date.  
The 'original' building is used as a basis for measurements and even if the changes are made it does not mean that the original wall positions should be ignored for measurement purposes. The development is only permitted if all of the limitations are met. This view is further supported by case law, Arnold v Secretary of State for Communities and Local Government [2015] EWHC.  
I hope this email explains the reason for refusal clearly and if you do not agree with this judgement, there is an option to appeal.  
Regards,  
Ankit Dhakal  
Planner  
London Borough of Bexley

### 14. 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?

### 15. 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                         | Mr         |
| First name                    | Sheridon   |
| Surname                       | Shaw       |
| Declaration date (DD/MM/YYYY) | 20/07/2021 |

☒ Declaration made

### 16. 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) 20/07/2021