



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"/>
Suffix	<input type="text"/>
Property name	Centre Of Pond 24m From Studdy Corner, 2 Front Street 30m From A614
Address line 1	Front Street
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Middleton On The Wolds
Postcode	YO25 9UA

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

Easting (x)	494557
Northing (y)	449550

Description

**2. Applicant Details**

Title	mr
First name	gary
Surname	rummings
Company name	<input type="text"/>
Address line 1	Studdy Corner
Address line 2	2 Front Street Middleton On the Wol
Address line 3	<input type="text"/>
Town/city	Driffiel
Country	United Kingdom

## 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 proposal is to convert the existing garage into a kitchen area. This involves removing the existing (wooden) garage door and replacing with a brick wall. The bricks comply with building regulations which have already been granted. The bricks will be in keeping and match the bricks to the rest of the property (these will be reclaimed bricks)  
The size of the conversion does not change or alter the size or height of the current garage.  
I attach the original plans submitted in respect of the ERYC building Regulations service.  
I propose that the interior current wall that joins the current kitchen to the garage (as set out in the above plan) is removed to allow access from the current kitchen into the proposed area.  
I propose that the existent access to the side of the garage (side door) is half bricked up and a window is fitted, to fit with building regs as agreed.

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)

Has the work already been completed 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):	double wooden doors
Description of proposed materials and finishes:	to be replaced with reclaimed bricks that match and are in keeping with existing house bricks

Roof	
Description of existing materials and finishes (optional):	pan tiles are currently fitted to the garage roof. They are in poor condition and cannot be reused.
Description of proposed materials and finishes:	Reclaimed pan tiles to be refitted together with two roof windows (54 x 78cm each) as agreed by building regs.

Windows	
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## 5. Materials

Description of existing materials and finishes (optional):	There are no current windows in the garage
Description of proposed materials and finishes:	Brick up existing side door and fit one standard size window.

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

Named as PLAN 1

## 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

## 10. Pre-application Advice

Advised of and directed to the planning portal and to submit. Please see email below:

In respect of Building Regs we have consulted with and had agreed said building regs by Richard Barnes BSc (Hons) MCIQB  
Building Control Surveyor  
BUILDING CONTROL PARTNERSHIP LTD

T 01405 762600 | M 07921 258574 | E rb@building-control.com

Corporate Approved Inspectors | Chartered Building Engineers  
Richard Barnes  
Tue, 31 Aug, 23:43 (6 days ago)  
to me

Hi Gary,

Good to meet you last week -

As promised just a few pointers which we discussed -

- 1 - The proposed brickwork to the garage door opening must be built on a suitable foundation and not the garage floor slab. This will enable a 225mm cavity drain below DPC to be provided or a cavity tray to be built in.
- 2 - The floor construction is dependent on height to match existing - this will require a DPM and 75mm PIR insulation (Kingspan, Celotex etc). You can either have a floating floor (22mm t&g chipboard over the insulation) or a screed (Min 65mm) if the levels will allow. U Value to be achieved is 0.22 W/m2K
- 3 - Existing external walls will need to achieve a U Value of 0.28 W/m2K. You may consider an rigid PIR wall insulation which is fixed to treated timber battens to the existing solid wall or insulate between and over a new internal timber stud.
- 4 - The existing rafters and purlins are over spanned for the proposed load. These will need to be replaced - according to TRADA tables a 147 x 45 C16 would be ok for the span at 400ctrs. This will not need support from a purlin and will allow enough room to insulated between and under the rafters. Please allow for double rafters either side of the Velux windows.
- 5 - Any new drainage connection / alteration to a shared drain will need consent from Yorkshire Water. New connections or alterations to a private drain which is just serving your property can be overseen by ourselves.
- 6 - The kitchen will required a mechanical extract fan ducted to the outside which an extraction rate of 30l/s.
- 7 - The electrical installation must be carried out by a Part P registered electrician who can issue a installation certificate and notification to a competent person scheme such as NICEIC, NAPIT, ELECSA or STROMA.

Hope this helps for now, but if you have any further queries please feel free to contact me.

Kind Regards,

Richard Barnes BSc (Hons) MCIQB  
Building Control Surveyor  
BUILDING CONTROL PARTNERSHIP LTD

## 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

## 12. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	gary
Surname	rummens
Declaration date (DD/MM/YYYY)	06/09/2021

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) 06/09/2021