

Development Control

Royal Borough of Kingston upon Thames
Guildhall 2
Kingston upon Thames
KT1 1EU
www.kingston.gov.uk

Reference number
(office use only)

Fee



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	7
Suffix	
Property name	
Address line 1	Magnolia Close
Address line 2	
Address line 3	
Town/city	Kingston Upon Thames
Postcode	KT2 7JF

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

Easting (x)	520033
Northing (y)	170625

Description

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2. Applicant Details

Title	
First name	Guy
Surname	Fontaine
Company name	
Address line 1	7 Magnolia Close
Address line 2	
Address line 3	
Town/city	Kingston upon Thames
Country	United Kingdom

2. Applicant Details

Postcode	<input type="text" value="KT2 7JF"/>
Are you an agent acting on behalf of the applicant? <div><input type="radio"/> Yes <input checked="" type="radio"/> No</div>	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Single storey rear extension plus internal modifications including structural changes.
Changes to the front elevation - replacing existing two single garage doors with one larger single insulated roller door, similar to the garage doors at no's 5 and 11 in Magnolia Close.
Increase front door opening width from 30 inches to 36 inches

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	SGL171359
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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?	<input type="text" value="27.00"/>
Number of additional bedrooms proposed	<input type="text" value="0"/>
Number of additional bathrooms proposed	<input type="text" value="1"/>

7. Development Dates

When are the building works expected to commence?

Month	<input type="text" value="September"/>
Year	<input type="text" value="2022"/>

When are the building works expected to be complete?

Month	<input type="text" value="April"/>
Year	<input type="text" value="2023"/>

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):	Red brick
Description of proposed materials and finishes:	Garden facing wall to be glazed across entire width of ground floor, red brick side returns to match existing brickwork.

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Flat sedum roof on new extension

Windows	
Description of existing materials and finishes (optional):	white mock Georgian aluminium
Description of proposed materials and finishes:	Glazed sliding door system with minimal framework across entire width of rear extension. Grey aluminium minimal frame replacement windows throughout rest of property.

Other type of material (e.g. guttering) Guttering	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Concealed guttering

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Mixed feather edge brown fence panels, height 1.80m
Description of proposed materials and finishes:	Contemporary slatted cedar fence panels, height 2m

Doors	
Description of existing materials and finishes (optional):	Front: brown timber with mock Georgian glazing in top 60% Garage: white panelled fibreglass Side: White UPVC mock Georgian with obscured glazing
Description of proposed materials and finishes:	Front: contemporary natural timber Garage: contemporary Electric Insulated Roller Garage Door Aluminium Side: minimal grey frame Aluminium

Lighting	
Description of existing materials and finishes (optional):	Black metal & glass outdoor wall lanterns
Description of proposed materials and finishes:	Metal & glass outdoor wash up & down lights with PIR sensors

Vehicle access and hard standing	
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8. Materials

Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

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

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

DRWG 0703-2

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

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

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

13. Pre-application Advice

First name	<input type="text"/>
Surname	<input type="text"/>
Reference	19/01039/PRE

Date (Must be pre-application submission)

09/06/2021

Details of the pre-application advice received

This is the second application, the advice given was to simplify the front elevation as it may appear confusing and to submit a tree protection plan. These have been actioned in the new application

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 B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	7
Suffix	
House Name	
Address line 1	Magnolia Close
Address line 2	
Town/city	Kingston upon Thames
Postcode	KT2 7JF
Date notice served (DD/MM/YYYY)	16/11/2021

Person role

- ☒ The applicant
- ☐ The agent

15. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	Guy
Surname	Fontaine
Declaration date (DD/MM/YYYY)	16/11/2021

☒ 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)	16/11/2021
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