



Cyngor Sir Powys County Council

www.powys.gov.uk

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.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Jacqueline

Surname

Salt

Company Name

Address

Address line 1

Melrose

Address line 2

Victoria Road

Address line 3

Town/City

Knighton

Country

United Kingdom

Postcode

LD7 1BD

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Retrospective Planning for Windows that were replaced by previous owner.

We purchased the property September 2021.

The windows were replaced over 3 years ago by previous owner.

The previous owner declared that the property was not in a conservation area on the Property Information Form.

I was given a Fensa Approved Certificate showing that the Installer was compliant with Building Regulations, so believed everything was in order.

Please find an old picture of previous wood single glaze windows and current double glazed PVC windows showing similar appearance.

By replacing the single glazed old windows the property will now have an EPC rating of C75 instead of the previous D60.

The property is on a very busy traffic junction where Ffrydd Road meets Broad Street next to the Co-Op Supermarket.

The double glazing insures that the 80 year old lady who lives at 2 Ffrydd Road benefits from the extra sound proofing and insulation, which is essential now with rising energy bills

For environmental reasons it would not be good to remove and dispose of the current windows.

We feel that the windows are in keeping with the building.

There are now many PVC windows in the Knighton Conservation area and some have been fitted more recently than this property.

Has the work already been started without planning permission?

Yes

No

If Yes, please state when the development or work was started (date must be pre-application submission)

03/04/2019

Has the work already been completed without planning permission?

Yes

No

If Yes, please state when the development or work was completed (date must be pre-application submission)

03/04/2019

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or 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

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

Yes

No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

Yes

No

(ii) alterations or enlargement to your roof?

Yes

No

(iii) the loss of any trees or hedgerows?

Yes

No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

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? (Please select only one)

The agent

The applicant

Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes

No

Authority Employee/Member

With respect to the Authority, is the applicant 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

Do any of these statements apply to you?

Yes

No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

If No, can you give appropriate notice to ALL the other owners?

- Yes
 No

Certificate of Ownership - Certificate B

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 (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

REDACTED

Number:

Suffix:

Address line 1:

REDACTED

Address Line 2:

REDACTED

Town/City:

REDACTED

Postcode:

REDACTED

Date notice served (DD/MM/YYYY):

10/04/2022

Person Family Name:

Person Role

- The Applicant
 The Agent

Title

Mrs

First Name

Jacqueline

Surname

Salt

Declaration Date

10/04/2022

Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

The Applicant

The Agent

Title

Mrs

First Name

Jacqueline

Surname

Salt

Declaration Date

10/04/2022

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Jacqueline Salt

Date

11/04/2022