



REF:  
(INTERNAL ONLY)

**Planning department**  
Hart District Council, Civic offices, Harlington Way, Fleet, GU51 4AE

Email: [planningadmin@hart.gov.uk](mailto:planningadmin@hart.gov.uk)  
Website: [www.hart.gov.uk](http://www.hart.gov.uk)  
Telephone: 01252 774419

PLEASE ENSURE THAT YOU HAVE READ  
THE VALIDATION CHECKLIST ON:  
[www.hart.gov.uk/planning-applications](http://www.hart.gov.uk/planning-applications)

## Householder Application for Planning Permission for works or extension to a dwelling

### Town and Country Planning Act 1990 (as amended)

#### 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 Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

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

Address Line 3

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

Mr

First name

Stephen

Surname

Gallagher

Company Name

### Address

Address line 1

Mill Cottage

Address line 2

Wingate Lane

Address line 3

Long Sutton

Town/City

Hook

Country

United Kingdom

Postcode

RG29 1SZ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

## Description of Proposed Works

Please describe the proposed works

Remove existing 20 year old plus Conservatory and supply and instal 1 x Edwardian MMC Conservatory, roof and Ultimate Modern frames onto existing base/ walls.

The said removal, supply and installation to be carried out by Sherborne, 15 Invincible Road, Farnborough Road, GU14 7QU.

Has the work already been started without consent?

- Yes  
 No

## 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)

**Type:**

Roof

**Existing materials and finishes:**

Polycarbonate sheets supported by struts finished in white

**Proposed materials and finishes:**

Replacement BBA approved new fully thermally efficient heavy duty Ultraframe system finished in white, glazed with Solex Sunclean Ambi Neutral blue glass.

**Type:**

Windows

**Existing materials and finishes:**

White gloss transparent PVC double glazed sealed units with fanlight openers

**Proposed materials and finishes:**

Upgraded Ultimate System in white gloss transparent PVC internally glazed with fanlight openers all with multipoint locking giving increased insulation, security and sound proofing with one set of inwardly glazed outward opening French doors with Ultimate high security multi locking system including hinge protection , complete with "key alike" anti bump, drill, snap and extract cylinders..

**Type:**

Walls

**Existing materials and finishes:**

Dwarf walls in painted brick-5 courses

**Proposed materials and finishes:**

As above-painted to match existing and being raised to 8 courses to enhance privacy.

**Type:**

Other

**Other (please specify):**

Internal cills

**Existing materials and finishes:**

White PVC

**Proposed materials and finishes:**

MDF window boards

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.  
A Conservatory-6 Views-prepared by Sherborne Design Consultant

B Base dimension/Layout Plan-ditto

2.

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

## 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

## Parking

Will the proposed works affect existing car parking arrangements?

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:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

22/00253/PD

Date (must be pre-application submission)

03/03/2022

Details of the pre-application advice received

Please see Mr Harman's letter to me of 8.2.22.

Specifically he advises:-

"The proposed single storey rear extension would extend beyond the rear wall of the original dwelling house by more than 4 metres and therefore would required planning permission": and

"I am therefore of the opinion that due to the overall depth of the Conservatory exceeding 4m, the proposal would exceed allowances acceptable within Schedule 2 Class A Part 1of the Town and Country Planning (General Permitted Development) (England) Order 2015 and would not constitute permitted development and would required Planning Permission".

By email of the 8th of February last I politely queried this opinion bearing in mind that we are not proposing an "extension" but to replace a 20 year old Conservatory with a new one whose footprint will be identical to the existing and that .

Mr Harman responded by email of the 3rd of March indicating that:-

"Whilst I appreciate the new structure will be of a similar footprint, the level of demolition proposed to the existing Conservatory would extinguish the use and therefore any new structure exceeding development allowances will require planning permission".

This application inevitably follows Mr Harman's decision.

Finally I would say that we have in our possession a letter from Hart District Council dated 23.6.1998 addressed to the previous occupiers of this property, a Mr and Mrs Bateman, to the effect that they would not require planning permission when erecting the original extension.

## 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.

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?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

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

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

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

First Name

Surname

Declaration Date

29/03/2022

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

Stephen Gallagher

Date

30/03/2022