



Wycombe Area

Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

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

Ms

First name

Emma

Surname

Nowell

Company Name

Address

Address line 1

Ye Old Coach House Wooburn Town

Address line 2

Address line 3

Buckinghamshire

Town/City

Wooburn Green

Country

Postcode

HP10 0PW

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Rear extension to ground floor to enlarge kitchen and dining areas, first floor extension to bedroom to provide dressing room, replacement of front door and porch canopy, rendering and re-painting of primary facade to match and replacement of gates to undercroft.

Has the work already been started without consent?

Yes

No

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Demolition of rear lean-to utility room to facilitate the proposed rear extension. This is a small rendered block addition, housing a toilet and washing machine and is believed to have been built in the 1980's when the house was significantly rebuilt after fire damage. Proposals also comprise the demolition of two brick piers either side of the front door as part of the new front door and porch.

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:

Walls

Existing materials and finishes:

A mix of white painted render and white painted brick

Proposed materials and finishes:

Standing seam metal cladding to the proposed rear extension, white painted render to match elsewhere.

Type:

Roof

Existing materials and finishes:

Dark red clay tiles

Proposed materials and finishes:

Standing seam metal cladding to proposed rear extension, dark red clay tiles to match elsewhere.

Type:

Windows

Existing materials and finishes:

A mix of dark painted timber windows and modern dark coloured UPVC type windows

Proposed materials and finishes:

Dark timber windows within original house (where proposed to be changed) and dark coloured aluminium clad timber-framed windows in the proposed rear extension (within elements of standing seam cladding)

Type:

Doors

Existing materials and finishes:

Dark coloured UPVC type doors to rear, stained timber modern door to front

Proposed materials and finishes:

Dark coloured aluminium clad timber-framed doors to rear extension, within standing seam clad elements. Heritage type hardwood door to front.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Front elevation a mix of white painted brickwork at street level and white painted render above. Rear elevation a mix of white painted brickwork and white painted render.

Proposed materials and finishes:

Front elevation - rendered and painted to match neighbours. Rear elevation (excluding extension) - rendered and painted to match neighbours.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Undercroft vehicle hardstanding - textured concrete Vehicle route to rear garage - textured concrete

Proposed materials and finishes:

Undercroft vehicle hardstanding - stone cobbles or setts Vehicle route to rear garage - pea gravel

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

2110_106_000	_P1	Site & Location Plan
2110_106_001	_P1	Existing Ground Floor Plan
2110_106_002	_P1	Existing First Floor Plan
2110_106_003	_P1	Existing Roof Plan
2110_106_011_P1		Existing North Elevation
2110_106_012	_P1	Existing South Elevation
2110_106_013	_P1	Existing East Elevation
2110_106_014	_P1	Existing West Elevation
2110_101_001	_P1	Proposed Ground Floor Plan
2110_101_002	_P1	Proposed First Floor Plan
2110_101_003	_P1	Proposed Roof Plan
2110_102_001_P1		Proposed North Elevation
2110_102_002_P1		Proposed South Elevation
2110_102_003	_P1	Proposed East Elevation
2110_102_004	_P1	Proposed West Elevation
2110_103_001_P1		Proposed Section 01
2110_103_002	_P1	Proposed Section 02
2110_Ye Olde Coach House_Design Statement_P1		

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

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

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

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

Mr

First Name

Nick

Surname

Phillips

Declaration Date

02/05/2022

Declaration made

Declaration

I / We hereby apply for Householder planning & demolition in a conservation area 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

Nick Phillips

Date

04/05/2022