

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

Mrs

First name

A

Surname

Lawrence

Company Name

Address

Address line 1

Orchard Cottage

Address line 2

61 Horton Road

Address line 3

Town/City

Datchet

Country

Postcode

SL3 9HD

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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

Description of Proposed Works

Please describe the proposed works

Extensions to existing dwelling:
Ground floor extensions to south and north elevations
Alterations and extension to roof to create first floor
Demolition of garage building located closest to dwelling

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:

Proposed materials and finishes:
to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- 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

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

See supporting tree report

Will any trees or hedges need to be removed 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

First Name

Surname

***** REDACTED *****

Reference

22/90009 and 22/90070

Date (must be pre-application submission)

10/05/2022

Details of the pre-application advice received

22/90009

A brief summary of the comments received are shown below:

'To conclude, Conservation can advise the proposals represent an improvement on previous schemes, however further revision is required as to gain support from Conservation. As noted above, the scale and massing is considered too great and should be reduced to that of a true one and half storey building. The proposed architectural form is welcomed as general principle, however revision is required as to add interest to the building.'

'To accord with Policy NR3 of the adopted BLP, any application submitted will need to carefully consider the potential impact of the proposed development on existing trees, ensuring that the protected trees in particular will be safeguarded from harm or loss.'

'The site is located within Flood Zone 3b, where there is a high risk of flooding. To accord with Policy NR1 of the BLP, (and paragraph 167 of the National Planning Policy Framework 2021) a site specific Flood Risk Assessment (FRA) is required to be submitted with any application.'

'The proposal involves removing the existing roof and therefore has the potential to adversely affect bats, which are a protected species.

Likewise the ability of the veteran Oak and other mature trees on the site to provide habitats for protected species may be adversely affected by their proximity to the proposed development. Policy NR2 of the BLP states that protected species and habitats will be safeguarded from harm or loss and that development proposals will be expected to demonstrate how they maintain, protect and enhance the biodiversity of application sites. Any application submitted should include appropriate ecological reports in accordance with BS42020'.

'Due to the separation distances involved, it is not considered that the proposal would result in harm to the living conditions of any neighbours in terms of loss of light, loss of privacy or from appearing overbearing.'

22/90070

A follow-up pre-app meeting took place with revised plans submitted as part of the meeting. The officer concluded the following:

'Further to our site meeting on 22nd March 2022, I can confirm that the proposed scheme is considered acceptable in respect of its impact on the setting of the nearby listed building (The Lawn) and in terms of the character and appearance of the area. Accordingly, subject to the submission of acceptable supporting information, as referred to in my response in respect of 22/90009/PREAPP, I can confirm that I would be happy to support an application should one be submitted.'

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

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

Mrs

First Name

A

Surname

Lawrence

Declaration Date

15/05/2022

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

David Howells

Date

15/05/2022