

**Planning and Regeneration**

Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP

Email: [DCRegistration@middevon.gov.uk](mailto:DCRegistration@middevon.gov.uk)Website: [www.middevon.gov.uk](http://www.middevon.gov.uk)

Telephone 01884 255255

Fax: 01884 234235

Mid Devon District Council Planning

A 'Good Two-Star Service' as rated by the Audit Commission

| For office use only |              |
|---------------------|--------------|
| Application Number  |              |
|                     |              |
| Date Received       | Fee Received |
|                     |              |

**Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building**

**Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Description of Proposed Works

Please describe the proposed works

- create an opening into the current store room as an entrance into the proposed bedroom, install a new staircase and partition the side of the staircase to the ceiling
- re-wire the electrical services including new distribution board
- re-plumb water and soil pipe services
- Partition the shower room on the 1st floor and fit and commission the facilities
- Remove the bathroom, and dividing wall from the kitchen and make good interior
- Remove old exterior rendering and render 3 coat lime render and finish with 4 coat lime wash
- Painting and finishing as required

Has the work already been started without consent?

- Yes  
 No

## Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know  
 Grade I  
 Grade II\*  
 Grade II

Is it an ecclesiastical building?

- Don't know  
 Yes  
 No

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes  
 No

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes  
 No

## Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes  
 No

**If Yes, do the proposed works include**

a) works to the interior of the building?

- Yes  
 No

b) works to the exterior of the building?

- Yes  
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes  
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes  
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The site location is identified and detailed in the SiteLocationPlanA4.pdf and BuildingPlanA4.pdf

A photo shows the the single story extension on the cob building and the cracked and repaired render can be seen in poor condition  
ParkViewCottageAprilCottage.jpg.

The rotten cracked door is shown in CurrentDoor.jpg. and the proposed new door in ProposedDoor.pdf.

The current floor plans and proposed changes are shown in CurrentGroundFloorA3.pdf, CurrentFirstFloorA3.pdf,  
ProposedGroundFloorA3.pdf, ProposedFirstFloorA3pdf.

The stair geometry can be seen in CurrentStairA3.pdf and ProposedStairA3.pdf

An introduction to the purpose of the changes are described in DesignAccess.pdf

Historic assets as described in the listing are included and assured to be preserved in HeritageJustification.pdf

Order of changes are detailed in the SchemeOfWorks.pdf

## Materials

Does the proposed development require any materials to be used?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

**Type:**

External walls

**Existing materials and finishes:**

cracked cement render

**Proposed materials and finishes:**

to be finished with 3 coat lime render and 4 coat white natural lime wash

**Type:**

External doors

**Existing materials and finishes:**

black painted panel door, cracked with wood worm and rotted joints

**Proposed materials and finishes:**

traditional oak frame and board door with a natural finish

**Type:**

Internal walls

**Existing materials and finishes:**

stud and plaster walls painted white

**Proposed materials and finishes:**

stud and plaster walls painted white

**Type:**

Other

**Other (please specify):**

stair

**Existing materials and finishes:**

rotted soft wood stair case at 45 degree angle with short going

**Proposed materials and finishes:**

idigbo hardwood traditional joinery stair case compliant with regulations with 230mm going at 42 degrees

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

The site location is identified and detailed in the SiteLocationPlanA4.pdf and BuildingPlanA4.pdf

A photo shows the the single story extension on the cob building and the cracked and repaired render can be seen in poor condition  
ParkViewCottageAprilCottage.jpg.

The rotten cracked door is shown in CurrentDoor.jpg. and the proposed new door in ProposedDoor.pdf.

The current floor plans and proposed changes are shown in CurrentGroundFloorA3.pdf, CurrentFirstFloorA3.pdf,  
ProposedGroundFloorA3.pdf, ProposedFirstFloorA3pdf.

The stair geometry can be seen in CurrentStairA3.pdf and ProposedStairA3.pdf

An introduction to the purpose of the changes are described in DesignAccess.pdf

Historic assets as described in the listing are included and assured to be preserved in HeritageJustification.pdf

Order of changes are detailed in the SchemeOfWorks.pdf

## 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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

19/07/2022

Declaration made

## Declaration

I / We hereby apply for Householder planning & listed building consent 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

John Lewin

Date

19/07/2022