

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)
<input type="text" value="418894"/>	<input type="text" value="310521"/>

Description

Applicant Details

Name/Company

Title

Dr

First name

Don

Surname

Robertson

Company Name

Address

Address line 1

Goshen

Address line 2

The Square, Elford

Address line 3

Town/City

Tamworth

Country

United Kingdom

Postcode

B79 9DB

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

This is a retrospective application for a development on the side of our house. It is a single storey construction on the side of our house to move the back door out by just under 2 metres.

The construction involves covering over the space between 2 rooms (1.9m x 0.95m) and building out a further 1.25m to form the new structure which uses the original door in a new position and a glass lantern to allow daylight in.

The structure was rendered and painted to match the rest of the house.

Before work started the local authorities were informed and the building inspected and passed without problem.

We were most upset to receive an email from the local enforcement officer in April, explaining as it was a part of the house which had already been extended that we had thus exceeded permitted development. The planning officers have been most helpful and have advised we submit a retrospective planning application

Has the work already been started without consent?

- Yes
 No

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

Has the work already been completed without consent?

- Yes
 No

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

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:

Doors

Existing materials and finishes:

Existing Oak door is painted to match the rest of the window and door frames in the property

Proposed materials and finishes:

Existing door and frame have been re-used

Type:

Walls

Existing materials and finishes:

Existing walls are rendered and painted

Proposed materials and finishes:

New construction is rendered and painted to match existing structure

Type:

Roof

Existing materials and finishes:

Pitched tile roof

Proposed materials and finishes:

Pitched tile roof now runs onto fibreglass flat roof, painted in a suitable grey roof paint to match the colour of the existing roof

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

Goshen, site plan
Goshen, block plan to show footprint before and after development
Goshen, side elevation before development
Goshen, side elevation after development
Goshen, rear elevation before development
Goshen, rear elevation after development
Goshen, heritage statement

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

Not known

Date (must be pre-application submission)

28/10/2021

Details of the pre-application advice received

Before building work commenced I had a conversation with someone at Central Building control as to whether or not planning would be necessary and paid the appropriate £309.50 for inspection. I wasn't asked if the property had already been extended

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

Dr

First Name

Donal

Surname

Robertson

Declaration Date

05/07/2022

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

Don Robertson

Date

05/07/2022