



Babergh District Council
 Endeavour House, 8 Russell Road,
 Ipswich, IP1 2BX
 Tel: 0300 1234000 option 5

*Making the area a
 better place to live and
 work for everyone*

Email: planning@baberghmidsuffolk.gov.uk

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 PECK & MRS ANTONY

First name

Surname

MR PECK & MRS ANTONY

Company Name

Address

Address line 1

8 Brunswick Court

Address line 2

The Galleries,

Address line 3

Town/City

Brentwood

County

Essex

Country

Postcode

CM14 5GH

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Kevin

Surname

Ayen

Company Name

K & K Professional Ltd

Address

Address line 1

Unit 25

Address line 2

1 George Williams Way

Address line 3

Town/City

COLCHESTER

County

Country

Postcode

CO1 2JS

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Demolition of the existing roof and side extension. Proposed first-floor and side extensions with outbuilding and car parking.

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:

Walls

Existing materials and finishes:

A mixture of brickwork and rendering.

Proposed materials and finishes:

A mixture of brickwork and rendering.

Type:

Roof

Existing materials and finishes:

Existing cement brown roof tiles.

Proposed materials and finishes:

New roofs to comprise grey cement (or similar material) roof tiles.

Type:

Windows

Existing materials and finishes:

EXISTING WINDOWS WHITE-FRAME UPVC.

Proposed materials and finishes:

PROPOSED UPVC TIMBER EFFECT (BLACK) GEORGIAN STYLE WINDOWS.

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

REFER TO THE FOLLOWING DOCUMENTS: -
DWG NO: 220301-D-200-001; AND
220301-R-01.

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

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

ALL VEGETATION TO BE REMOVED/TRIMMED SHOWN IN DWG NO: 220301-D-200-001.

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

DRIVEWAY AREA TO BE MODIFIED WITH NEW GARAGE AND CAR PARKING EAST OF DWELLING AS SHOWN IN DWG NO: 220301-D-200-001.

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

DC/22/02505

Date (must be pre-application submission)

13/06/2022

Details of the pre-application advice received

Highways, Access, and Parking

There is an indicative plan provided showing parking arrangement on the site. It is noted that the space created within the dwelling, as well as the parking provision to the front of the site would require the parking space to be extended, however from the plans provided it is likely this would be possible. If sufficient parking space is not provided this proposal would be unlikely to be supported and so full details of the parking and access will be needed at application stage.

Landscaping

This site is within a Special Landscape Area which means the proposal must not adversely impact the landscape and should be sympathetic in its setting. The increased height and scale of the dwelling have the potential to impact the landscape, however the extent at which will be established at application stage. Due to the Special Landscape Area, Place Services Landscaping may be consulted.

Residential Amenity, Safe and Secure Communities

The impact on residential amenity will need to be assessed at application stage. The proposal has neighbouring properties to the West and given the increase in height and introduction of a number of further windows, the proposal will need to be designed in such a way as to not impact the existing residential amenity of the neighbouring property. The proposal will also need to be designed in such a way as to not overly shadow or dominate the neighbouring property and respect the amenity space to the rear.

The planning officer advised the architectural consultant to provide as part of drawings the level difference between Crofters and The Gables and provide a supplementary statement outlining information regarding the purpose of the proposed works. The architectural consultant is happy to revise any concerns with the proposed development prior to a decision awarded.

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

Kevin

Surname

Ayen

Declaration Date

05/11/2022

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 opinions 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

Kevin Ayen

Date

05/11/2022