

**Planning Services**

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## 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

Anna

Surname

Wheeler

Company Name

### Address

Address line 1

The Cottages, Mellis Road

Address line 2

Address line 3

Town/City

Thrandeston

County

Norfolk

Country

Postcode

IP21 4BU

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

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Single storey timber framed garden studio

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:**

na

**Proposed materials and finishes:**

see DWG 0180-0103-P08

**Type:**

Roof

**Existing materials and finishes:**

na

**Proposed materials and finishes:**

see DWG 0180-0103-P08

**Type:**

Windows

**Existing materials and finishes:**

na

**Proposed materials and finishes:**

see DWG 0180-0103-P08

**Type:**

Doors

**Existing materials and finishes:**

na

**Proposed materials and finishes:**

see DWG 0180-0103-P08

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

0180-0100  
0180-0101  
0180-0103  
Planning 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

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

Queen Magret Cottage TCP-modified

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

Queen Magret Cottage TCP-modified

## 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

RE: ENQHOU/2022/0061 - Queen Margaret Cottage

Date (must be pre-application submission)

17/02/2022

Details of the pre-application advice received

Dear Mr Mawer,

Thank you for your enquiry. Detailed below are the main planning considerations and planning policies which are relevant to your proposal as well as my opinion on the likelihood of permission being granted, together with details of how to apply if necessary.

You will need to submit a householder planning application. Furthermore, if the applicant is planning to use this studio for commercial purposes in the future, a change of use application may be required.

The main considerations are design, impact on amenity of neighbours, impact of the setting of a Grade II listed building (Queen Margaret Cottage), and the impact on Saxlingham Nethergate Conservation Area and the wider open countryside. The primary policies from the local plan to be considered include:

- DM3.6 House extensions and replacement dwellings in the Countryside
- DM3.8 Design Principles
- DM3.13 Amenity, noise and quality of life
- DM4.8 Protection of Trees and Hedgerows
- DM4.10 Heritage Assets

I believe the proposal is acceptable in principle assuming that the materials are to match that of the existing cart shed and/or dwelling and the scale is appropriate.

The site is well screened and I do not believe it will significantly impact neighbour amenities, the setting of the listed building or the wider open countryside and conservation area. The application will also not have any significant impact on parking or turning arrangements. My main concerns are the tree and hedges to be removed and the close proximity to other trees, potentially also impacting their root protection areas. If possible, you should provide information in regards to the type of trees and hedges to be removed as these may be of special interest. Due to the proposals location, the planning officer may also request an arboricultural method statement displaying how you plan to protect the remaining trees surrounding the development.

In my opinion, subject to relevant drawings and full consideration of policies, I believe it is likely that this proposal will be supported.

## 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

First Name

Surname



Declaration Date

14/12/2022

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

Joseph Robson

Date

14/12/2022