



# Northumberland County Council

County Hall, Morpeth, Northumberland, NE61 2EF

For official use only	
Application No:	
Received Date:	
Fee Amount:	
Paid by/method:	
Receipt Number:	

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

Ms

First name

Julie

Surname

McPherson

Company Name

### Address

Address line 1

6 Laburnum Terrace

Address line 2

Address line 3

Northumberland

Town/City

Wylam

County

Country

Postcode

NE41 8AH

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 extension to rear of existing dwelling.  
Demolition of existing single garage and erection of new garage structure to rear.  
30% Reduction in the Proposed Garages Total GEA from Previous Application and 500mm Reduction in Garage Building's Maximum Height.

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:**

Dwelling: Brick front elevation. Painted render to rear elevation. Garage: Precast concrete.

**Proposed materials and finishes:**

Dwelling: Brick front elevation. (unchanged) Painted render to rear elevation. Garage: Red Brick to Match Neighbouring Context.

**Type:**

Doors

**Existing materials and finishes:**

Upvc - brown

**Proposed materials and finishes:**

Upvc - brown

**Type:**

Roof

**Existing materials and finishes:**

Dwelling: Natural Slate and Asphalt

**Proposed materials and finishes:**

Dwelling: Natural Slate and Asphalt - unchanged Extension: Natural Slate Garage: Single ply membrane - Sedum Roof

**Type:**

Windows

**Existing materials and finishes:**

Dwelling: Upvc - Brown

**Proposed materials and finishes:**

Dwelling: Upvc - Brown

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

100 01 - Existing Site Location Plan  
100-02 - Existing Site Plan  
100:03 - Existing Dwelling Plans and Elevations  
100:04 - Existing Garage Plans and Elevations  
200:00 - Proposed Site Plan  
200:01 - Proposed Dwelling Plans  
200:02 - Proposed Garage Elevations  
200:03 - Proposed Garage Plans  
200:04 - Proposed Dwelling Elevation  
200:05 - Proposed Dwelling Elevation  
700:00 - Reduced Massing Indicated

## 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

If Yes, please describe:

Existing Garage to be demolished to make way for Proposed Garage.  
No net increase or decrease of parking numbers in total.

## 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

22/03410/FUL

Date (must be pre-application submission)

22/11/2022

Details of the pre-application advice received

Previous application REFUSED subject to the following:

Reason

1. It was considered that the scale and design of the previous proposed replacement garage would not be sympathetic of the character of the area, or the design or character of the host property. The previous proposed development would be contrary to Policies QOP1, QOP 2 and HOU 9 of the Northumberland Local Plan policies and the principles of the NPPF.

2. It is considered that the previous proposed replacement garage would have an adverse impact upon the residential amenity of the adjoining neighbouring properties.

The previous proposed development would be contrary to Policies QOP 2 and HOU 9 of the Northumberland Local Plan and the principles of the NPPF.

## 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

Robert

Surname

Davidson

Declaration Date

15/12/2022

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

First Name Last Name

Date

19/12/2022