

Local Planning Authority details:



DARLINGTON
Borough Council

Economic Growth
Town Hall, Darlington, DL1 5QT

Telephone: 01325 405656
Email: planning@darlington.gov.uk
Web: www.darlington.gov.uk/planning

Publication of applications on planning authority websites
Information provided on this form and in supporting documents may be published on the authority's planning register and website.

FOR OFFICE USE ONLY

Date: / /

Fee:

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

mr

First name

Daniel

Surname

Wade

Company Name

N/A

Address

Address line 1

6 Neasham Road

Address line 2

Middlton St George

Address line 3

Town/City

Darlington

County

Country

United Kingdom

Postcode

DI2 1LE

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

Double story extension is proposed to be built to the front side of the existing house. This is to be built on the existing driveway, however it will still leave room for the same number of cars to be parked on the drive. This will allow a downstairs toilet and shower room to be erected.

Above this there would be an extension to the existing small bedroom, (labeled bedroom 3 on the plans) at the front of the house. Behind this extension, still on the side of the house will be a single story extension with a pitched roof using slate or alternate or similar. This pitched roof is to end below the existing landing window. This will be used as a utility room. Behind this is proposed to be a double story extension that sticks out to both the side and rear of the property. This will enable the enlargement of the kitchen and also the enlargement of the bathroom upstairs. This is to have a flat roof with a lantern.

The above will extend to the rear and side (side towards adjoining property) as a single story extension. The extension to the rear will further enlarge the kitchen area and the extension to the side towards the adjoining property will extend the existing lounge area. These single story extensions are to have two velux windows each and have pitched roofs made with slate or Eternit or similar to match in with the existing roof. All walls will be built to match in with existing walls.

In the roof (loft) of the existing house it is proposed to add two separate dormers to the front of the property (to match in with the bedroom windows in the first floor) and one dormer to the rear of the existing roof incorporating two windows, again to match in with the bedrooms below this rear ormer will give room for the stairs inside the property to access the loft space. These dormers are proposed to have Hanging slate or Eternit or similar to match in with the existing roof.

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:
Current walls are made of solid brick construction with no cavity, external insulation and light blue render.

Proposed materials and finishes:
New walls are proposed to be made with 7 newton breeze blocks with an insulated cavity and external light blue render to match existing.

Type:
Roof

Existing materials and finishes:
Slate on main roof and Eternit tiles to small roof above bay window Felted flat roofs

Proposed materials and finishes:
Slate or Eternits to replicate existing Felted flat roofs

Type:
Doors

Existing materials and finishes:
White PVC patio doors on the dining room

Proposed materials and finishes:
same size white pvc patio doors to be on extended dining room

Type:
Windows

Existing materials and finishes:
White PVC double glazed windows

Proposed materials and finishes:
White PVC double glazed windows to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- 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

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

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

Daniel

Surname

Wade

Declaration Date

21/01/2023

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

Daniel Wade

Date

21/01/2023