

Development and Environment
 North Somerset Council
 Post Point 15
 Town Hall, Weston-super-Mare BS23 1UJ
 Website: www.n-somerset.gov.uk/applyforplanning



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

Christopher

Surname

Bird

Company Name

Address

Address line 1

No.3 The Tynings

Address line 2

Weston-in-Gordano

Address line 3

North Somerset

Town/City

County

Country

United Kingdom

Postcode

BS20 8PG

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

To replace existing pergola with a 'lean to' workshop next to (against) existing garage.

Existing Pergola Dimensions: W 3.6m x L 5.0m x H 2.4m

Proposed Workshop Dimensions: W 4.2m x L 6.0m x H 2.4m (to eaves).

Some of pergola frame is/was rotted and has been partly dismantled.

Though workshop would be to the 'principle elevation', it would be an extension of the existing garage; there would be no change to the appearance of the house itself and not be visible from outside of property boundary (except at private drive entrance) due to 2.6m tall hedge around perimeter.

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:

100mmx100mm timber posts with 50mm x 100mm cross members. Painted blue.

Proposed materials and finishes:

Construction to be of 50mmx100mm timber stud wall frame with 19mm OSB/plywood sheathing. Walls to be insulated and shiplap cladded externally. Painted finish to match existing 'cotswold' colour walls.

Type:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

Construction to be 50mmx100mm timber rafters with 19mm OSB/plywood sheathing. Roof to be felt covered and pitch (1:7) to meet/match existing garage eaves. Soffit and fascia to match existing garage 'rosewood' fascia.

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

Wooden-framed, fixed, 300mm x 1200mm 'letterbox' windows (2 off) to upper front (south facing) wall.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Proposed materials and finishes:

Personnel door to rear. 800mm x 2000mm. Wooden door & frame. Rosewood finish to match existing doors. 3000mm roller door to front. Identical finish to existing garage door.

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Personnel door to rear (east facing). 800mm x 2000mm. Wooden door & frame. Rosewood finish to match existing doors. 3000mm roller door to front (west facing). Identical finish to existing garage door.

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

First Name

Surname

Declaration Date

08/03/2023

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

Christopher Bird

Date

26/04/2023

Amendments Summary

Agree to suggested description change:
Proposed demolition of existing pergola and erection of a single storey 'Lean to' style extension to the South elevation.

Uploaded plans in PDF format as requested.
Included Design and Access Statement.
Added site plan as requested in 1:1250 scale