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 eastdevon.gov.uk/planning

Blackdown House, Border Road,
 Heathpark Industrial Estate,
 Honiton, EX14 1EJ

**For office
 use only**

Application no.

Date received

Fee received

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

Pressing Iron And Shears Farm

Address Line 1

Road Past Shears Farm

Address Line 2

Address Line 3

Devon

Town/city

Shute

Postcode

EX13 7QL

Description of site location must be completed if postcode is not known:

Easting (x)

323592

Northing (y)

96751

Description

Applicant Details

Name/Company

Title

Mr

First name

Robert

Surname

Holman

Company Name

RH Survey & Design

Address

Address line 1

Loose Chippings

Address line 2

Castle Gate

Address line 3

Kenton

Town/City

Exeter

County

Devon

Country

Postcode

EX6 8JE

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

Rob

Surname

Holman

Company Name

RH Survey & Design

Address

Address line 1

Loose Chippings

Address line 2

Castel Gate

Address line 3

Kenton

Town/City

Exeter

County

Devon

Country

Postcode

EX6 8JE

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed first floor bedroom and bathroom accommodation. Removal of glazed conservatory and replace with single storey ground floor extension. Amend vehicular access to premises.

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:

Painted concrete block and some stone to glazed conservatory,

Proposed materials and finishes:

Stained timber cladding to upper level of extension to roadside and tile hanging on garden elevation

Type:

Doors

Existing materials and finishes:

Painted softwood

Proposed materials and finishes:

Painted softwood or hardwood

Type:

Roof

Existing materials and finishes:

Clay tile double roman

Proposed materials and finishes:

As existing Clay tile double roman

Type:

Windows

Existing materials and finishes:

Painted softwood timber

Proposed materials and finishes:

As existing to current rooms and new factory painted to loft accomodation and ground floor extension

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

Location Plan 1:1250; Block Plan 1:500, As existng elevations 1:100; Proposed Elevations 1:100; Existing Floor plans 1;50; Proposed Floor Plans 1:50.

Deisgn and Access 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.

Reference Block plan for current tree near existng property although no alterations significantly affect this aspect

Will any trees or hedges need to be removed or 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

See attached Block Plan

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:

As per attached block plan, works being carried out to reduce current vehicular and pedestrian access at an original location on the inside of a bend in a narrow country road and moving to a straight section the other side of the property that allow ease of access and turning etc.

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

Additional permissive parking for vehicles within current garden provision to north of house.

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

Rob

Surname

Holman

Declaration Date

14/03/2023

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

Rob Holman

Date

31/03/2023