



**Basingstoke
and Deane**

Basingstoke and Deane Borough Council

Civic Offices, London Road,
Basingstoke, Hampshire RG21 4AH

www.basingstoke.gov.uk | 01256 844844
customer.service@basingstoke.gov.uk

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Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Carter

Company Name

Paul Carter Associates

Address

Address line 1

Unit 10, Granary Court

Address line 2

Alton Road

Address line 3

South Warnborough

Town/City

Hook

County

Hampshire

Country

United Kingdom

Postcode

RG29 1RP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

External alteration works, to remove existing south entrance porch and entrance door, brick up door opening. Remove existing hall window, adjust opening and build in new larger window. Remove existing living room south window, adjust opening, build in new entrance doors and construct new pitched roof porch. Remove existing conservatory glass roof, doors and window frames, build up walls and build in new windows and doors. Construct new tiled roof. Make alterations to the hard landscaping about the driveway and construct a ramp down to the new entrance porch. Internal alterations works, to form a new wet room. Construct a new wall in existing living room to form new main entrance hall.

Has the work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes

No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

If the answer to c) is Yes

What is the total volume of the listed building?

580.00

Cubic metres

What is the volume of the part to be demolished?

3.40

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

April

Year

2006

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Open porch with clay plain tile roof, 2 oak support posts on brickwork 750mmx750mm high each.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The existing entrance porch is small and not acceptable for wheel chair access.

Listed Building Alterations

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Drawings: PCA2116/1.01, 1.02, 2.01, 2.02, and 3.01

Demolish existing entrance porch as described before. Make good the external ground surface with 20mm stone shingle to match the existing. Remove the entrance door and frame and brick up the opening with brickwork externally and plastered blockwork internally, all to match the existing. Remove the existing 600mm wide casement window to the entrance hall and enlarge the opening to 1210mm and install new casement window and sill to match the existing. make good the plaster finish internally to match the existing. Remove the existing entrance hall wc door and demolish wc plastered internal wall. Make good the existing floor tile.

Remove the living room window in the south elevation and remove the wall below the sill and build in a pair of doors and frame with wheelchair friendly sill. Make good internal plaster walls with plaster to match the existing. Construct new entrance porch with materials to match the existing.

Remove the flower bed in the paved area against the south elevation and form a ramp down to the new porch for wheelchair access. All masonry, external joinery, guttering and rainwater pipe to match the existing.

Remove the windows, doors and roof of the conservatory. build up new insulated cavity wall with brickwork and blockwork to match the existing and build in windows and doors as work proceeds. Construct new insulated timber roof, vaulted internally and cover with clay plain tiles to match the existing and weather with code 4 stepped lead flashing at the abutment with the two storey high west brick wall, Fascia, barge, soffit, guttering and rainwater pipes to match the existing. All internal finishes to match the existing.

The proposed new works are to the modern buildings of the property.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Painted and red stock face brickwork

Proposed materials and finishes:

Painted and red stock face brickwork to match the existing

Type:

Roof covering

Existing materials and finishes:

Red/brown clay plain tiles Glass

Proposed materials and finishes:

Red/brown clay plain tiles

Type:

Windows

Existing materials and finishes:

Standard timber/joinery casement windows and doors.

Proposed materials and finishes:

Standard timber/joinery casement windows and doors

Type:

External doors

Existing materials and finishes:

Timber joinery

Proposed materials and finishes:

Timber joinery

Type:

Rainwater goods

Existing materials and finishes:

Black 110mm plastic half round gutter and 65mmdia rainwater pipe. Conservatory guttering is white plastic guttering and rwp.

Proposed materials and finishes:

Black 110mm plastic half round guttering to match the existing. Reuse the white guttering and rwp salvaged from the conservatory.

Type:

Vehicle access and hard standing

Existing materials and finishes:

20mm stone shingle, concrete and brick paving

Proposed materials and finishes:

20mm stone shingle, concrete and brick paving to match

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

Drawings: PCA 2116/0.01, 0.02, 0.03, 1.01, 1.02, 2.01, 2.02, 3.01,
Design Access and Heritage Statement ref, 2116/DAHS
Photographs, 2116/01, 02, 03, 04

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

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

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Paul

Surname

Carter

Declaration Date

04/05/2023

Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent 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 opinions 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

Paul Carter

Date

04/05/2023