

Planning Services

West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU

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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

Bill

Surname

Cowlard

Company Name

Address

Address line 1

Willows Stoke Road

Address line 2

Address line 3

Town/City

Clare

County

Suffolk

Country

Postcode

CO10 8HG

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

Removal of garage
Proposed single storey rear extension
Proposed Rear Dormer window
Proposed Permitted Development Outbuilding

Dear Sirs,

The Willows is a detached bungalow standing in a residential plot measuring approximatly 0.01ha.

In December 2022 Mr Cowlard purchased the property. The existing loft space was in the process of being converted by the previous owner, however, had not been carried out to an acceptable standard with a non compliant staircase and no strengthening of floor joists to accommodate a habitable first floor. Mr Cowlard contacted the council to ascertain if any permission was granted to convert the first floor to which no record could be found.

This proposal seeks to convert the first floor space, to comply with Building Regulations, providing two bedrooms served by a new staircase. A new full width dormer window is proposed to improve headroom and light to the space, of which, precedent can be found at neighbouring Purbeck. The dormer window gives an uplift to the roof volume of 50 cubic meters — this is in accordance with Permitted Development Rights.

At ground floor the poor quality garage/workshop will make way to a full width single storey extension providing an open plan Kitchen/Dining/Living Space, Home Office and work shop. Again, the single storey extension largely complies with Permitted Development rights.

The final element of the proposal seeks to create a Garden/Entertaining Room at the bottom of the garden. Whilst the outbuilding is permissible under Permitted Development Rights and does not require Planning Permission, as is located 2m from the boundary and has a maximum height of 3m. It has been included in the application to provide a 'Master Plan' for the site. The Applicant is also keen to have all of the works officially signed off.

In all, the proposed works (which, as a whole, largely fall under Permitted Development rights) give a vast improvement to the internal space of the bungalow and provide a sleek, modern venacular to the rear with minimal impact to the front façade and street scene.

We commend this proposal to officers and look forward to receiving a valued consent in due course.

Yours sincerely,

A Cornell

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:

Bungalow: Buff Brick Garage: Cream colour render

Proposed materials and finishes:

Rear extension: White colour render Dormer Window: Larch or timber effect Composite boarding Permitted Development Outbuilding: White Render and Larch/Timber effect Composite Boarding - to match House extensions.

Type:

Roof

Existing materials and finishes:

Concrete interlocking tiles

Proposed materials and finishes:

Parapet wall with single ply membrane (or similar) finish.

Type:

Windows

Existing materials and finishes:

UPVC

Proposed materials and finishes:

Grey aluminium casements

Type:

Doors

Existing materials and finishes:

UPVC

Proposed materials and finishes:

Grey aluminium sliding doors

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

- 01 Location plan
- 02 Survey Drawing Floor plans and Section
- 03 Survey Drawing Elevations
- 04a Proposed Floor Plans and Section
- 05a Proposed Elevations
- 06b Existing and Proposed Block Plans and Permitted Development Outbuilding

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:

Poor quality garage/workshop removed. Ample space remains for 3 + cars to park and turn on site. See drawing: 06b Existing and Proposed Block Plans and Permitted Development Outbuilding.

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

Aaron

Surname

Cornell

Declaration Date

01/08/2023

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the 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 person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

LEE FRERE

Date

01/08/2023