

Address: Development Management
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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

Dr

First name

Samantha

Surname

Patrick

Company Name

Address

Address line 1

Rockmount, Old Chester Road,

Address line 2

Address line 3

Town/City

Helsby

County

Country

United Kingdom

Postcode

WA6 9PN

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 *****

Description of Proposed Works

Please describe the proposed works

We are applying for planning permission for an extension built by the previous owners in breach of the permissions they obtained. The correct measurements are being submitted, alongside new window placements and a new roof pitch. We must also recover the roof with fibreglass as the existing tiles are not suitable for the pitch.

We received confirmation of the differences with the original planning permission by Jennifer Weigh, following a site visit on 07/02/2023

We must also recover the roof with fibreglass as the existing tiles are not suitable for the pitch.

Porch

Roof: Incorrect against the original dwelling house rather than from the extension. Different roof slope

Length: smaller - 2.18m (permitted 2.350m)

Single-storey element

Roof: incorrect at a different pitch – meeting the dwelling at the wrong height

Width: smaller - 3.76m (permitted 3.569m)

Length: smaller - 5.23m (permitted 5.3m)

Height (lowest point): bigger - 2.56m (permitted 2.412m)

Height (highest point): smaller - 3.23m (permitted 3.912m)

Because of these differences in the roof pitch we are applying to recover the roof in fibreglass, which is an appropriate material for a roof of this pitch.

Two-storey element

Width: bigger - 2.38m (approved 2.35m)

Length: smaller - 4.39m (approved 5.3m)

Other width: 1.73m (approved 1.75m)

Height (floor to under guttering/eaves at ridge point) – 6.6m (permitted height to ridge – 6.624m)

Windows are not as permitted (longer/narrower)

No high level low window at single-storey level

In addition we have identified that the planning permission specified that the door adjacent to the porch on the main house would be bricked up but this did not happen.

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:

Roof

Existing materials and finishes:

Rosemary tile

Proposed materials and finishes:

Fibreglass

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

Plans and drawings attached - file name "SPatrick_Rockmount_Plans"

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.

The trees are small or their distance or position means that any tree fall should not cause any major damage

Drawings and Plans: SPatrick_Rockmount_Trees. Trees marked in blue.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

10/01/2023

Details of the pre-application advice received

Current building in breach of planning granted to the previous owners

Miss Townsend came on a site visit and recommended submitting planning permission for the new roof covering alongside the correct measurements of the extension, the correct window shape, correct roof pitch and the correct door and window placements. Jennifer Weigh then accompanied Miss Townsend on a second site visit to confirm measurements and deviations from plans.

We sent photos of local materials for the roof and Miss Townsend confirmed that a material in keeping with this should be suitable. We have chosen fibreglass which is the material on the flat roof of our nearest neighbour.

We struggled to find a roofing contractor and this is why there has been a delay in us filling this planning permission.

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

Dr

First Name

Samantha

Surname

Patrick

Declaration Date

11/06/2023

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

Samantha Patrick

Date

14/06/2023