



Planning and Sustainable Development

Correspondence address Cornwall Council - Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ
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www.cornwall.gov.uk

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

Mrs

First name

caroline

Surname

Robinson

Company Name

Address

Address line 1

Trenance

Address line 2

Townshend

Address line 3

Town/City

Hayle

County

Country

United Kingdom

Postcode

TR27 6AQ

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

Re modelling of current home, moving internal walls to create better living space and flow. Addition of rear dorma roof extension at first floor in rear of property to create an upstairs bathroom, utilising what is currently unused slanted roof space. We are also replacing the downstairs single story extension roof as In poor age related condition, it will be a like for like no changes to structure or style.

Our property is in desperate need of modernisation and requires a full re modification due to age related works coming to the end of their life span. The property lacks an upstairs bathroom and would greatly benefit from the addition for our family as we currently only have a very small downstairs bathroom.

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:

Modern laid Slate roof over sloped portion of roof, current dormer roof is with a very old black bitumen style finish

Proposed materials and finishes:

New flat roof, grey finish, fibreglass And sloped parts to stay in grey slates

Type:

Walls

Existing materials and finishes:

At ground floor below proposed dormer. The current finish is off white shingle painted Render.

Proposed materials and finishes:

We would like to re-render the back of the house to a higher standard and finish, keeping inline with current colour way which is white/ off white paint

Type:

Windows

Existing materials and finishes:

Plastic white old style double glazing

Proposed materials and finishes:

Double glazed rear windows (ideal wooden frames) to be in a hand painted finish

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

1. Detailed plan drawings of proposed works and addition of dormer roof alterations
2. Current building plan drawings
3. land registry plan

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

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

Also Katie Lever - ref - PA23/01558

Date (must be pre-application submission)

13/03/2023

Details of the pre-application advice received

We applied for a certificate of lawfulness as we were advised by our structural engineer firm and architects that the dorma extension could be exercised on permitted development rights but this was denied by the council during application due to us falling within the Tregonning and Gwinear Mining Districts World Heritage Site which is classed as article 2(3) land.

We had checked to see if we were in any areas of interest but we're not aware of this site, we have been advised we will need to apply for planning now for the rear dorma extension proposal.

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

Mrs

First Name

caroline

Surname

Robinson

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

caroline Robinson

Date

02/06/2023