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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

12 Harefield Cottages

Address Line 1

The Strand

Address Line 2

Address Line 3

Devon

Town/city

Lympstone

Postcode

EX8 5EX

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

Easting (x)

298853

Northing (y)

84079

Description

Applicant Details

Name/Company

Title

Mrs

First name

Ingrid

Surname

Hindle

Company Name

M.Rotchell M.C.I.A.T.

Address

Address line 1

Chapel House

Address line 2

175 Tytherington

Address line 3

Town/City

Warminster

County

Wiltshire

Country

United Kingdom

Postcode

BA12 7AD

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

Proposed internal alterations

Proposed external alterations to include a new roof, incorporating dormer windows to proposed North and South elevations.

Replacement of all existing double hung sash windows and the insertion of a new double hung sash window in proposed West elevation to match replacement windows and a new front entrance door.

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:

Proposed materials and finishes:

Rendered to match existing.

Type:

Roof

Existing materials and finishes:

Fibre cement slates.

Proposed materials and finishes:

Fibre cement slates to match existing to new roof slopes and to face and side cheeks of new dormer windows. Roof of new dormer windows to be GRP, colour grey.

Type:

Windows

Existing materials and finishes:

A mixture of Upvc windows and timber double hung sash windows.

Proposed materials and finishes:

Upvc double glazed, double hung sash windows to match style of existing. Dormer windows to be Upvc double glazed as indicated on the proposed elevations. All windows to be white.

Type:

Doors

Existing materials and finishes:

Timber framed ledged and braced main entrance door.

Proposed materials and finishes:

Upvc. fully double glazed door, colour white.

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

Drawing No.1 Existing Floor Plans and Elevations, Existing Sections A - A and B - B. Scales 1:50 1:100.

Drawing No.2 Proposed Floor Plans and Elevations. Proposed Roof Plan. Scales 1:50 1:100.

Drawing No.3 Proposed Sections A - A, B - B and C - C. Plan showing proposed roof members and Second Floor Plan. Scale 1:50.
1:1250 Location Plan.

1:200 Block Plan.

Design, Access and Heritage Statement.

Flood Risk Assessment.

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

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

First Name

Surname

Declaration Date

04/09/2023

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

Michael Rotchell

Date

04/09/2023