



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

The address of the application site is : The Bays, Low Street, North Wheatley. The electrical substation as above described is sited fronting Low Street with the application site directly behind

Applicant Details

Name/Company

Title

Ms

First name

Jayne

Surname

Ralton

Company Name

Address

Address line 1

The Bays (former Plot 1), Laburnum Farm

Address line 2

Low Street

Address line 3

Town/City

North Wheatley

County

Nottinghamshire

Country

UK

Postcode

DN22 9DR

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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

DN22 0EH

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Single Storey Extension(s) and Change of Use of an Existing Double Garage for Annex Accommodation for a Dependant Relative and to the Construction of a Porch to the Front Elevation .

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:

Existing Clay Bricks

Proposed materials and finishes:

Facing bricks to match existing

Type:

Roof

Existing materials and finishes:

Existing Clay Pantiles

Proposed materials and finishes:

Proposed Clay Pantiles to match existing (not interlocking)

Type:

Windows

Existing materials and finishes:

PVCu Heritage Range

Proposed materials and finishes:

PCVu Windows to match existing form and colour

Type:

Doors

Existing materials and finishes:

Existing Timber Doors to garage section

Proposed materials and finishes:

Timber garage doors (modified) and aluminium bi-fold doors to match existing in colour and form

Type:

Vehicle access and hard standing

Existing materials and finishes:

Existing Limestone Chippings with ground reinforcement

Proposed materials and finishes:

Proposed extension to existing hard standing to match existing

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Timber post and rail fence

Proposed materials and finishes:

Retained post and rail fence and modified to allow a third parking area

Type:

Other

Other (please specify):

gutters and downpipes

Existing materials and finishes:

PVCu Heritage Range

Proposed materials and finishes:

PVCu Heritage Range to match existing

Type:

Other

Other (please specify):

Parking Amenity

Existing materials and finishes:

Currently there are 4 parking spaces associated with the existing 3 bed dwelling.house (two parking spaces within the existing garage and two external)

Proposed materials and finishes:

With the conversion of the existing garage, two parking spaces are lost . It is proposed to provide an additional parking space externally as shown within the application; totaling 3 parking spaces , as the number of bedrooms associated with the dwelling house as extended will be 4.

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

See Application

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:

Existing dwelling is a 3-bedroom dwelling with currently 4 parking bays: two inside the garage and 2 externally . With the addition of a fourth bedroom, albeit for a dependent relative, and with the loss of two parking bays (existing garage), an additional proposed parking bay is provided making a total of three parking bays being made available.

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)

08/08/2023

Details of the pre-application advice received

His observations to determine on an informal basis if the design had any merit as the applicaiton site is within a conservation area

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

David

Surname

Taylor

Declaration Date

14/08/2023

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

David Taylor

Date

21/08/2023