



**Basingstoke
and Deane**

Basingstoke and Deane Borough Council

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Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Juniper House"/>
Address Line 1	<input type="text" value="London Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Hampshire"/>
Town/city	<input type="text" value="Freefolk"/>
Postcode	<input type="text" value="RG28 7NL"/>

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

Easting (x)	Northing (y)
<input type="text" value="448456"/>	<input type="text" value="148758"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

- A. Creation of a new access by removing three fence panels at the end of the garden;
- B. Removal of a pedestrian access to/from the B3400;
- C. Removal of a pedestrian access to/from the private lane to the north of the property; and
- D. Removal of a concrete exterior wall and steps in the garden and replacement with a red brick wall and steps (with metal estate fencing along the wall and railings on the steps).

Please see Design, Access & Heritage Statement for full details.

Has the work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Removal of modern concrete wall in the garden and replacement with a red brick wall. Please see Proposal D in the Design, Access & Heritage Statement, and the attached Site Plan and Drawings 3 and 4.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposal B: brick and flint wall running along the main road; with black metal gate and railings and steps made of brick and diamond pavers ---

Proposal C: Red brick gate posts, black metal gates, and wooden fence panels.

Proposed materials and finishes:

Proposal B: Brick and flint wall which replicates the existing wall, and black metal railings which replicate the existing railings (without the steps/gate) --- Proposal C: Wooden fence panels which replicate the existing fence panels (without gate posts and metal gates)

Type:

External walls

Existing materials and finishes:

Proposal D: concrete garden wall and steps

Proposed materials and finishes:

Proposal D: red brick wall (made with Wienerberger bricks or such other bricks to be determined by the council); steps with treads made of York stone; metal estate fencing along the wall and railings on one side of the steps.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Please see Proposal B in the Design, Access & Heritage Statement. We are seeking permission to close off a redundant access to our garden from the B3400.

Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

If Yes, please describe:

Proposal A seeks permission to remove 3 fence panels to create a new access which will increase parking at the property.

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.

Please see Drawing 1.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Proposals B, C and D will not impact on any trees or hedges in any way.

Proposal A (i.e. removal of three fence panels to create a new access) will involve the removal of a small part of the of the ligustrum ovalifolium hedge at the end of our garden (immediately behind the fence panels).

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

22/02703/ENC

Date (must be pre-application submission)

12/05/2023

Details of the pre-application advice received

(1) The Council does not consider that Proposal A (and the proposal for a shingle track and parking area) is likely to be harmful to the significance of the listed building, nor the character and appearance of the Conservation Area. An application for Planning Permission is required for the proposed works;

(2) Proposals B and D are likely to require an application for both Planning Permission and Listed Building Consent. We need to establish the significance, age and materials of the road entrance and the wall proposed to be demolished (which appears to be modern), in order to demonstrate that the proposals will not harm the significance of the listed building and its setting.

(3) No advice sought on Proposal C.

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Tom

Surname

Rainsbury

Declaration Date

01/09/2023

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent 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

Tom Rainsbury

Date

12/09/2023

Amendments Summary

As requested, I have uploaded: (1) a block/site plan with the correct scale; (2) scaled plans of the existing structures and proposals.