



**Somerset Planning – East Team**  
 Cannards Grave Road, Shepton Mallet, BA4 5BT  
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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

Mr

First name

Pete

Surname

Moseley

Company Name

### Address

Address line 1

82 Meareway

Address line 2

Westhay

Address line 3

Glastonbury

Town/City

County

Country

United Kingdom

Postcode

BA6 9TZ

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

The proposed erection of a single story detached garage/workshop with access onto Meareway lane, Westhay. The proposed property would allow for storage on a mezzanine floor situated in the roof space.

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:**

None

**Proposed materials and finishes:**

Concrete block with external render in keeping with other buildings along Meareway lane. The colour would be magnolia or white.

**Type:**

Roof

**Existing materials and finishes:**

None.

**Proposed materials and finishes:**

If approved, Redland double roman or similar concrete roof tiles. Colour to match existing buildings nearby.

**Type:**

Windows

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Upvc windows colour white

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Stone chipping hardstanding

**Proposed materials and finishes:**

Concrete hardstanding

**Type:**

Doors

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Upvc 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

Proposed Garage at land 343964. 142424

Location plan 1:1250

Existing site plan 1:500

Proposed site plan 1:500

Floor plan 1:100

Cross section AA 1:50

Cross section BB. 1:50

## 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.

If approved there are three small trees that would require removal. All three are showing signs of dutch elm disease. These are clearly marked on the existing site plan and numbered 1 2 and 3. Scale 1:500

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

If approved there are three small trees that would require removal. All three are showing signs of dutch elm disease. These are clearly marked on the existing site plan and numbered 1 2 and 3. Scale 1:500

## 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:

The vehicular access would remain the same, there would be no increase in vehicular movement and if approved a new pedestrian access to the garage would be on the side of the lane.

## 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

2022/0812/L4PA

Date (must be pre-application submission)

16/06/2022

Details of the pre-application advice received

Initial enquiry was a tentative request to build a small retirement dwelling for myself and my wife. Although not given an outright no decision, Josh deemed it more likely that permission would be declined. Accepting his advice and needing extra storage space for log splitting equipment and storage of firewood (personnel use) I am now making a request for garage/ workshop.

## 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

07/10/2023

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

Pete Moseley

Date

07/10/2023