

The Horizon Centre
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Norwich
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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

Luke

Surname

Mulligan

Company Name

Address

Address line 1

Lime Tree Farm

Address line 2

Ipswich Road

Address line 3

Town/City

Long Stratton

County

Norfolk

Country

United Kingdom

Postcode

NR15 2XA

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Stephen

Surname

Biggins

Company Name

Mode Engineers

Address

Address line 1

Capitol House

Address line 2

Heigham Street

Address line 3

Town/City

Norwich

County

Norfolk

Country

United Kingdom

Postcode

NR2 4TE

Contact Details

Primary number

**** REDACTED ****

Secondary number

**** REDACTED ****

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

Ground floor kitchen extension on the south wing's east elevation. Rebuilding of entrance hall/wc extension on the north wing's east elevation. Gym/workshop building. New highway access to Ipswich road.

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:

South wing - painted clay masonry. North wing - timber frame with clay lump infill and render. North wing extension - timber stud and timber cladding

Proposed materials and finishes:

South wing kitchen extension - blockwork, insulation, brickwork. North wing - insulation, render board, lime render. North wing extension - blockwork, insulation, blockwork, lime render. Gym/workshop building - timber frame, timber cladding

Type:

Roof

Existing materials and finishes:

South wing - red clay pan tiles. North wing - red clay pan tiles. North wing extension - corrugated galvanised steel

Proposed materials and finishes:

South wing kitchen extension - red clay pan tiles. North wing extension - corrugated galvanised steel. Gym/workshop building - timber frame, timber cladding

Type:

Windows

Existing materials and finishes:

Painted timber frames throughout

Proposed materials and finishes:

South wing kitchen extension - painted timber frames. North wing extension - painted timber frames. Gym/workshop building - treated timber frames

Type:

Doors

Existing materials and finishes:

Painted timber frames throughout

Proposed materials and finishes:

South wing kitchen extension - painted timber frames. North wing extension - painted timber frames. Gym/workshop building - treated timber frames

Type:

Vehicle access and hard standing

Existing materials and finishes:

Gravel

Proposed materials and finishes:

Gravel

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

22-38-DRW-300, 22-38-DRW-310, 22-38-DAS-01

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.

22-38-DRW-100

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

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

22-38-DRW-100

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

ENQHOU/2023/0115

Date (must be pre-application submission)

24/01/2023

Details of the pre-application advice received

Dear Mr Biggins,

Summary of advice

The proposed works require two types of applications.

Listed Building consent is required for the various repair works and alterations/extensions to the listed building. Listed building consent is free of charge.

A householder application is also required for the extensions to the dwelling, the erection of the outbuilding and the new access point. This costs £206.

In principle, the repair work, extensions, and new access are acceptable, subject to full details. There is a level of concern to given to the size and design of the outbuilding, however an outbuilding in the given location could also be acceptable.

The main considerations of the proposals are design and the impact on the given grade II listed building assessed under Policy DM3.8 and DM4.10 of the Local Plan. Another main consideration for the new access is highway safety and parking/turning arrangements as assessed under Policy DM3.11 and DM3.12. Further consideration is given to neighbouring amenity under Policy DM3.13.

Repair work and extensions: The given repairs to the timber frame section of the farmhouse are likely to be acceptable, subject to further detail and sectional drawings were appropriate.

The lean-to structure replacement would preferably be a rendered addition to the dwelling as opposed to a lightweight timber structure. This could appear as a more traditional addition / outbuilding. A metal roof approach could be acceptable, subject to this material detail being agreed as part of the application process.

The form, scale, and material approach of the kitchen extension to the east gable is likely to be acceptable.

There are no concerns at this stage regarding neighbouring amenity.

Outbuilding: The indicated outbuilding generates a level of concern by virtue of design and size. This outbuilding should be adequately justified, and it may be useful to provide an example of the desired finished appearance. A traditional gabled approach or otherwise highly contemporary building which adds value and interest to the wider site is the preferred approach. A tree report from an arboriculturist would support the claim that no trees will be affected. Work is likely to be undertaken within root protection areas and thus adequate protection measures should be identified as part of this report.

New access

An arboriculturist report could also identify the category of tree/hedge loss required for the new access and identify the degree of harm and if necessary, mitigate the loss. From a design perspective, the new access does not raise any significant concern. It should be illustrated on plans that appropriate vision splays could be achieved which would help satisfy the local Highways Authority who would be consulted as part of the application. As above, the new access should be appropriately justified as part of the supporting planning statements.

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

Mr

First Name

Luke

Surname

Mulligan

Declaration Date

10/10/2023

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

Stephen Biggins

Date

10/10/2023