



Cyngor Sir Powys County Council

www.powys.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990

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 Details

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

1 Plough Bank

Address Line 1

Pool Road

Address Line 2

Town/city

Montgomery

Postcode

SY15 6QE

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

Easting (x)

322269

Northing (y)

296763

Description

Applicant Details

Name/Company

Title

Miss

First name

Maeve

Surname

Bargman

Company Name

Address

Address line 1

1 Plough Bank

Address line 2

Pound

Address line 3

Town/City

Montgomery

Country

United Kingdom

Postcode

SY15 6QE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Garden room with hollow timber floor, timber stud walls and warm timber roof. The floor plan will measure 2.3m by 3.5m. The roof will overhang the floor plan by 300mm along the northern perimeter of the construction making the roof a total of 2.6m by 3.5m. The roof will be 2.75m tall along its highest edge, along the northern perimeter of the construction. Along the southern perimeter the roof will be 2.3m tall. The gradient of the slope on the roof will be 16 degrees. The exterior of the walls will be treated timber tongue and groove boards fitted vertically. The roof will be finished with black epdm rubber roofing sheet. The fascias and soffits will be treated timber. The construction will include 1 set of painted black uPVC french doors measuring 1.8m in width and 2.1 m in height. There will be one uPVC window in the west wall, and one skylight in the roof. plastic guttering on the south and west fascias will direct rain water into a water butt situated at the north west corner of the construction.

Has the work already been started without planning permission?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or 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

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

- Yes
 No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

- Yes
 No

(ii) alterations or enlargement to your roof?

- Yes
 No

(iii) the loss of any trees or hedgerows?

Yes

No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

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? (Please select only one)

The agent

The applicant

Other person

Pre-application Advice

Has pre-application advice been sought from the local planning 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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Authority Employee/Member

With respect to the Authority, is the applicant 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

Do any of these statements apply to you?

- Yes
 No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- 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 (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
 The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

The Applicant

The Agent

Title

[Redacted]

First Name

[Redacted]

Surname

[Redacted]

Declaration Date

26/03/2023

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

[Redacted]

Date

27/03/2023