

The Horizon Centre
Broadland Business Park
Peachman Way
Norwich
NR7 0WF

www.southnorfolkandbroadland.gov.uk
planning@southnorfolkandbrpadland.gov.uk
01603 430509



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

Tony

Surname

Thompson

Company Name

Address

Address line 1

54 The Street

Address line 2

Address line 3

Town/City

Ringland

County

Country

United Kingdom

Postcode

NR8 6AB

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

Proposed Works

We would like to replace the existing outbuildings (sheds x2) which were first built pre 1940s and currently being used as storage, these are made from brick/breeze block and tin Anderson shelter style sheds. The replacement for these would be a single timber shed located in the same area with a reduced footfall and improved structure and aesthetics. The original sheds had a total footfall of 5.7metres by 3.7 metres whereby the new shed would have the reduced footfall of 5.2 metres by 2.5 metres.

The new replacement shed would only be used for storage as are the current ones, storing the family's bikes and camping equipment and will be situated on a concrete slab base.

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:

Corrugated metal, (Anderson shelter style) Breeze block for rear and front walls,

Proposed materials and finishes:

Redwood cladding and 3x2 Timber construction. Spirit based treatment

Type:

Doors

Existing materials and finishes:

Wooden doors

Proposed materials and finishes:

Wooden doors. Spirit based treatment

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

I have supplied a plan and drawings of the shed we would like to build. (Shed designs to replace existing outbuildings)

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

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/2023/1115

Date (must be pre-application submission)

12/10/2023

Details of the pre-application advice received

Thank you for your enquiry regarding ENQHOU/2023/1115. A householder enquiry determines the officer's opinion on whether planning permission is required, and the likelihood of permission being granted, together with details of how to apply if necessary.

In principle, the proposal is acceptable. However, notwithstanding the demolition of the existing outbuildings, the new outbuilding being located in front of the principal elevation of the property means that the proposal will require a new householder planning permission.

I do note that the new proposal will likely improve the appearance of the street scene, and this will weigh in favour of the proposal in the application process, subject to the consultation process and consideration of relevant policies.

Please find details of how to apply for planning permission below.

I hope that this answers your enquiry.

You should be aware that any pre-application advice provided by the Local Planning Authority is made at officer level only and does not constitute a formal decision of the Council. Any views or opinions expressed, are given without prejudice to the consideration by the Council of any formal planning application, which will be subject to wider consultation and publicity.

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

03/11/2023

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

Tony Thompson

Date

03/11/2023