



Aylesbury Area

Application for Approval of Details Reserved by Condition

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

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 & Mrs

First name

Michael and Gina

Surname

Reilly

Company Name

Address

Address line 1

The Granary Reads Lane

Address line 2

Address line 3

Town/City

Cublington

County

Buckinghamshire

Country

Postcode

LU7 0LE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Conversion and extension of detached garage to provide a separate dwelling

Reference number

23/00278/APP

Date of decision (date must be pre-application submission)

04/07/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Discharge Planning Approval conditions 7, 8, 9 and 12 and variation of conditions 6 & 12 with the amended parking layout.

Has the development already started?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

CONDITION 6 & 16 (variation) (parking)

- As part of condition 7, we have amended the parking layout and retained the existing gravel parking area to facilitate manoeuvring and the installation of the electric vehicle charging point. Amended layout shown in drawing RHC-106.

CONDITION 7 (slab level & electric vehicle charge point details)

- The existing garage floor level will be raised 130mm to accommodate the insulation and the proposed extension will be flush with the new level.
- Because we proposed to retain the existing gravel area parking space, the new vehicle charging point will be located on the proposed dwelling's wall as shown in the drawing RCH-106. We also have included on a separate document information for the specification of the electric charging point details.

CONDITION 8 (refuse and recycling storage)

- New wooden slatted wheelie bin store enclosure located as shown in drawing RCH-106

CONDITION 9 (Biodiversity)

- A new wooden bat box will be installed on the adjacent oak tree (see drawing RCH-106)

CONDITION 12 (planting scheme)

- Details for the planting scheme has been included in the drawing RCH-106.

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

19/02011/PREMTG

Date (must be pre-application submission)

28/01/2021

Details of the pre-application advice received

Conclusion: "In summary, it is the informal opinion of the officer that the principle of the conversion of the building to a dwelling is generally considered acceptable, however as detailed above, there are concerns with the current scale and design of the proposed extensions to the building. You will appreciate that at this stage advice can be offered on an informal basis only, and should not be taken to represent a formal determination by the Local Planning Authority nor does it cover Building Regulations. Any subsequent application would be considered in the light of Development Plan policies, all material considerations including Government advice, technical advice and public comment. In addition, if an application is submitted, issues not addressed in this response may be considered relevant. Nevertheless, I hope this letter is helpful to you."

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

James Reynolds

Date

2023/11/22