



Brighton & Hove City Council

DEVELOPMENT CONTROL

Brighton and Hove City Council
Town Hall
Norton Road
Hove BN3 3BQ

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

Andy

Surname

Stone

Company Name

Address

Address line 1

2 May Road

Address line 2

Address line 3

Town/City

Brighton

County

Brighton & Hove

Country

Postcode

BN2 3EB

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

Remove the existing small shed and replace with a single story energy efficient ICF Build garden office and storage with solar power on the roof to power the office as well as the main house as much as possible. It will be one simple walled room only.

On the opposite side a new plant bed with diverse bee friendly plants will be created to more than replace the small plant bed that was removed in the process. Multiple bird houses will be fitted to the exterior.

We are requesting extra height at the rear of the construction, where our garden backs onto the neighbours gardens, that are much higher due to the hillside and then sloping the roof down towards the front, to reduce the visual impact on our side neighbour. However we are running into efficiency issues with the solar panels with this, as the slope is basically north facing. So, we are proposing to angle just the solar panels to face south at 3 degrees. Keeping them central for aesthetics and a decent distance from the side neighbours so the affect on sunlight for them is low.

The (ICF) insulated concrete form construction benefits (which I'm sure you are aware of) :-

The building is extremely efficient as will require very little energy to heat, they are green buildings with long term energy savings

3 x more sound dampening qualities than traditional build

20-50% energy savings on utility bills

Strong, robust and durable construction

Fast track build with reduced labour costs

Highly insulated and fire proof.

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:

Proposed materials and finishes:

Rendered walls & slate cladding. The render walls painted match the main house and some neighbours houses and the slate also matches the colours around.

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

3 Layer felt roof and bitumen in keeping with other garden buildings around. Also considering a fibreglass GRP roof suggested by the solar contractors but I think it will be too costly.

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Triple glazed aluminium glass doors / window that will in keeping with the house.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

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

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes

No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

2

Suffix:

Address line 1:

May Road

Address Line 2:

Town/City:

Brighton

Postcode:

BN2 3EB

Date notice served (DD/MM/YYYY):

14/11/2023

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Andy

Surname

Stone

Declaration Date

14/11/2023

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

Andy Stone

Date

15/11/2023