

Durham County Council

Regeneration and Economic Development
 Planning Development
 County Hall
 Durham
 DH1 5UL



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

Gordon

Surname

Pickard

Company Name

Address

Address line 1

Dene House Waldrige Road

Address line 2

Address line 3

Town/City

Waldrige

County

Durham

Country

Postcode

DH2 3RZ

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 Proposed Works

Please describe the proposed works

Retrospective application for the two storey part subterranean offshot extension to the rear wall of the previously approved rear extension to Dene House. Additional window added to ground floor eastern elevation.

Has the work already been started without consent?

Yes

No

If Yes, please state when the development or work was started (date must be pre-application submission)

06/02/2023

Has the work already been completed 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:

Cream coloured silicone render finish with buff coloured sandstone/artstone cills to windows and quoin details.

Proposed materials and finishes:

As the existing original property, as the currently being built approved extension, the offshot extension subject of this application follows of all existing details i.e. cream coloured silicone render finish with buff coloured sandstone/artstone cills to windows and quoin details.

Type:

Roof

Existing materials and finishes:

Natural grey coloured slate to roof.

Proposed materials and finishes:

As the existing original property, as the currently being built approved extension, the offshot extension subject of this application mirrors of all existing details i.e. natural grey slate roof covering.

Type:

Windows

Existing materials and finishes:

White upvc double glazed casement windows.

Proposed materials and finishes:

White upvc double glazed casement windows.

Type:

Doors

Existing materials and finishes:

N/A

Proposed materials and finishes:

N/A

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Rear of existing property single storey extension has 900mm wide path around then garden retaining wall supporting of the higher level rear garden.

Proposed materials and finishes:

Proposed offshot to the rear of the extension is part subterranean with the rear wall of the offshot waterproofed as part the retaining structure.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Not affected by proposals.

Proposed materials and finishes:

Not affected by proposals.

Type:

Other

Other (please specify):

Fascias and rainwater goods.

Existing materials and finishes:

White upvc fascias and barge boards. Black upvc half round and round profile guttering and downpipes.

Proposed materials and finishes:

White upvc fascias and barge boards. Black upvc half round and round profile guttering and downpipes.

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

A4 SIZE LOCATION PLAN DRG NO GPDENE01 REVA,
A1 SIZE EXISTING CONDITIONS DRAWING DRG NO GPDENE02,
A1 SIZE PROPOSED CONDITIONS DRAWING DRG NO GPDENE03R

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

Ms Lambs email response 16th March 2023.

Date (must be pre-application submission)

16/03/2023

Details of the pre-application advice received

Advice given that the offshot being built would require of a full application as opposed any variation of the approved planning.

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

20/03/2023

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

Paul Barkas

Date

20/03/2023