

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

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	<input type="text" value="34"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="High Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Hampshire"/>
Town/city	<input type="text" value="Milford-on-sea"/>
Postcode	<input type="text" value="SO41 0QD"/>

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

Easting (x)	Northing (y)
<input type="text" value="429034"/>	<input type="text" value="91838"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Rob

Surname

Wiles

Company Name

Kode Architecture

Address

Address line 1

47 Ramley Road

Address line 2

Address line 3

Town/City

Lymington

County

Country

United Kingdom

Postcode

SO418GZ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Single Storey rear extension following demolition of existing single storey rear extension, erection of single storey outbuilding

Has the work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Demolition of Listed Building

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- Yes
 No

b) Demolition of a building within the curtilage of the listed building

- Yes
 No

c) Demolition of a part of the listed building

- Yes
 No

If the answer to c) is Yes

What is the total volume of the listed building?

205.00	Cubic metres
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What is the volume of the part to be demolished?

14.50	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1970

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Modern single storey extension with single-skin walls and poorly insulated pitched roof.
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Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

<p>The existing rear extension is of no architectural merit, nor does it add any value to the main dwelling. The rear of the original building has an existing 2 storey modern built rear extension, this is to be retained.</p> <p>The single storey rear extension is in poor condition and given its age is poorly insulated, with poor thermal performance. As part of an upgrading to the fabric of the building, which will improve the appearance of the host building, the existing rear extension is to be removed and replaced.</p>

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Refer to submitted statement.

External works to the building are limited and relate to the rear elevation, where the existing rear extension with pitched roof is to be removed and replaced with a flat roof structure with parapet. As such, a section of rear wall on the main elevation will be re-exposed and likely to require replacement brickwork, then painted to match the existing.

Internally, works are limited to the lower ground floor, where an existing WC is to be made wider, to enable it to be useable. An existing stud partition wall is to be removed as part of these works and relocated further in to the existing kitchen area.

The existing kitchen is of no merit and given its condition is to be stripped out and replaced. Units will be replaced in a similar location to the existing, with existing services utilised.

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Painted brick, painted render

Proposed materials and finishes:

Extension: Painted brickwork retained to main house, bricks required in the repair to match existing with mortar joint to match. New walls to be in a reclaimed brick, this is seen to reflect an existing brick wall to the boundary between 32/34 High Street, photograph supplied. Red brick wall to have an aluminium capping to its parapet. Outbuilding: Western Red Cedar timber cladding, left to naturally silver.

Type:

Roof covering

Existing materials and finishes:

Pitched concrete roof tiles on timber rafters

Proposed materials and finishes:

Extension: High performance flat roof in grey finish on timber rafters, behind a brick parapet. Hoppers to the western elevation (not visible).
Outbuilding: High performance flat roof in grey finish on timber rafters.

Type:

External doors

Existing materials and finishes:

Painted timber door

Proposed materials and finishes:

Extension: High performance grey aluminium doors. Outbuilding: High performance grey aluminium doors. Timber clad door to rear, to match wall cladding.

Type:

Windows

Existing materials and finishes:

No change to windows on main dwelling. Extension: Single glazed painted timber (poor condition)

Proposed materials and finishes:

No change to windows on main dwelling. Extension: High performance fixed glazed roof lantern with grey aluminium finish. 25 degree pitch, this is set beyond the parapet wall.

Type:

Internal walls

Existing materials and finishes:

Extension (wall as part of application) Timber stud partition wall with skimmed plasterboard faces.

Proposed materials and finishes:

Extension (wall as part of application) Timber stud partition wall with skimmed plasterboard faces.

Type:

Rainwater goods

Existing materials and finishes:

Extension (as part of application): White uPvc rain water goods

Proposed materials and finishes:

Extension (as part of application): Black aluminium rain water goods Outbuilding: Black aluminium rain water goods

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Boundary to 36 High Street: Larch panel fencing Boundary to 32 High Street: Brick wall, close boarded fencing

Proposed materials and finishes:

Boundary to 36 High Street: Larch panel fencing retained where shown. Extension to extend 2.5m, this will form the boundary to the neighbour who has been advised of the plans and is happy to have the existing larch fence replaced with a facing brick wall. Boundary to 32 High Street: Brick wall, close boarded fencing retained, no alteration required.

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

KA/2023/J34 A100 REV A Existing Location / Site Plan
KA/2023/J34 A101 REV A Existing Floor Plans
KA/2023/J34 A200 REV A Existing Elevations
KA/2023/J34 A102 REV A Proposed Location / Site Plan
KA/2023/J34 A103 REV A Proposed Floor Plans
KA/2023/J34 A104 REV A Proposed Outbuilding
KA/2023/J34 A201 REV A Proposed Elevations
KA/2023/J34 Design, Access and Heritage Statement
KA/2023/J34 Biodiversity Checklist
KA/2023/J34 CIL Form 1
Arboricultural Report

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

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Refer to submitted Arboricultural Report

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Refer to submitted Arboricultural Report

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Conclusions

The principle of the extension is acceptable subject to consideration of the materials and details of the addition, and no adverse impact upon neighbour amenity. The solar panels though are advised to be located on the outbuilding.

Thank you for providing the additional information in relation to the outbuilding. There are no initial concerns with regard to the design of the outbuilding.

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Mr

First Name

Rob

Surname

Wiles

Declaration Date

28/11/2023

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent 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

Rob Wiles

Date

2023/11/29