



Planning Applications

City Offices
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 Winchester
 SO23 9LJ

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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

Mrs

First name

Fiona

Surname

Pascoe

Company Name

Address

Address line 1

Alice Cottage

Address line 2

12 Upper Basingwell street

Address line 3

Town/City

Bishops Waltham

County

Hampshire

Country

United Kingdom

Postcode

SO321AL

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

Replace existing old tin roof covered walkway / shelter, giving under cover access to outhouse that had rotten wooden pillars and dilapidated with new wooden balcony accessible from first floor sitting room. Giving shelter and dry cover underneath to access outhouse/utility room.

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)

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:
Windows

Existing materials and finishes:
Kitchen white wooden window (rotten) - replaced with white UPVC French door Upstairs sitting room UPVC white window that was leaking water - replaced with white UPVC French door

Proposed materials and finishes:
Replaced with white UPVC New UPVC - Certass Certificate attached.

Type:
Doors

Existing materials and finishes:
Brown painted wood stable door (rotten)

Proposed materials and finishes:
White UPVC window

Type:
Roof

Existing materials and finishes:
Old corrugated tin roof and rotten wooden pillar attached to house and covered access to outhouse as shelter.

Proposed materials and finishes:
Timber construction balcony with black iron railing and decking floor. Timber painted natural stone colour to match the colour of the ground floor exterior of the cottage and fencing.

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

Drawing of -
What was existing
Section AA
Section BB
Proposed
Photos of the structure as it exists at present as a pagoda.
Certass certificate for new UPVC window and doors
Iron railing photos
Email from Planners

Reason for wishing to have a balcony -

1. Covered roof over ground floor access to and from the kitchen to the outhouse/utility room (I am unable to have an extension to the kitchen due to right of way access across my property for Fieldings Cottage - so I am using the old brick outhouse as my utility room instead)
2. I have to keep my bins outside my back door as the garden is on a slop - the area is small thus no quality area to sit and relax.
3. I have my sitting room upstairs overlooking the garden; I wish to be able to open the door and enjoy the weather; on occasions sit on the balcony and relax without the next door neighbour walking through unannounced. I have planted three pleached trees (red robin) as a screen to the left of the house and willing to put a screen up along the railing to ensure that I am not encroaching on the privacy of their garden. The balcony does not affect The Fielding's property (to my right) as it is not near the property and realistically If I wished to look into their garden I have full view from my bathroom window which is over their property as a flying freehold.

I am only trying to find an area that I can occasionally sit and relax.

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

Date (must be pre-application submission)

17/08/2023

Details of the pre-application advice received

Olivia came to the house after a complaint was submitted prior to the pergola even being completed (phase 1 of the proposed balcony) and had a look at the work carried out so far. Olivia said that as a Pergola and changing windows and doors were permissible and I could make the roof watertight but not to transform the structure into a balcony until I had submitted planning permission and gained permission.

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

Mrs

First Name

Fiona

Surname

Pascoe

Declaration Date

07/11/2023

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

Fiona Pascoe

Date

07/11/2023

