

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

Rigel

Surname

Jenman

Company Name

Address

Address line 1

23 Greenfields Avenue

Address line 2

Alton

Address line 3

Hampshire

Town/City

County

Country

United Kingdom

Postcode

GU34 2ED

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

This application is a revision of a previous proposal to extend the property which was dismissed on appeal by the Decision Letter of P D Sedgwick B(Sc) Hons DipTP MRTPI, inspector, dated 12 October 2023 (PINS ref. APP/M1710/D/23/3317579). The Inspector concluded that the proposal would not the living conditions of occupiers of neighbouring houses, with particular regard to privacy, but raised concerns about the scale and design of the roof to the previous proposal.

This revised scheme addresses these concerns by turning the roof through 90 degrees to create a gable to the front elevation and a lower gable over the rear extension. The Council has provided pre-application advice on this approach in a letter dated 26 July 2023 (ref. 589996/999). It supports this approach noting there are a number of other properties within the immediate area that have Gables facing the road frontage so that this would not appear out of character.

The revised proposals address the following previous concerns:

- The re-orientation of the roof to create a gable to the front elevation avoids the need for a large crown roof to achieve the additional floor area required.
- The proposed eaves height is the same as the existing eaves height of the property.
- The overall height is marginally increased by only 300mm compared to the existing roof. The proposed height would be in keeping with the heights of the properties on each side (noting that No 21 is higher than my property). See street elevation.
- The height of the rear extension would be lower than the main roof and set in from each side elevation so that it appears subservient to the main part of the property.
- The proposed dormers to the bungalow have been reduced in size. Bedrooms are positioned in the front part of the roof and bathrooms behind with obscure glazing to avoid overlooking.
- The dormers in the new extension have been removed and replaced with rooflights.
- The Council's pre-application letter indicates a preference for render or appropriate cladding for the new gable end. Details of materials could be dealt with by a condition.

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:

Red multi / buff clay bricks

Proposed materials and finishes:

Well matched red multi / buff clay bricks

Type:

Roof

Existing materials and finishes:

Red concrete 'double roman' Interlocking tiles

Proposed materials and finishes:

Grey concrete smooth interlocking tiles

Type:

Windows

Existing materials and finishes:

White UPVC windows and doors

Proposed materials and finishes:

White UPVC windows and doors

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

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

58996/999

Date (must be pre-application submission)

03/07/2023

Details of the pre-application advice received

Response to the sketches of the proposal provided

' illustrates the roof being turned through 90 degrees resulting in a gable to the front elevation which would be read as part of the streetscene and a lower gable to the rear elevation over a rear extension. You have also indicated a number of dormers to both side elevations and whilst you have indicated that these could be obscure glazed you have yet to prepare an internal layout of rooms so it is not possible to comment on the likely acceptability of the layout and fenestration. There are a number of other properties within the immediate area that have gables facing the road frontage and it is my view that altering the roof in this manner would not appear out of character. Furthermore you have illustrated in your sketch that the overall height of the roof will only result in a marginal increase. There appear to be a variety of different materials along this part of Greenfields Avenue and as a result it is my view that the use of render or appropriate cladding may be acceptable for the new gable in order for you to construct this using a timber frame. The full details of the proposed materials and finished appearance will need to be considered by the case officer in due course.

The main issue with this option is the potential impact the depth of the extended roof may have on the neighbouring dwellings. Your sketch has not given details of the dormer windows other than the sketch of side elevations of the property. The dormers appear to be close to the ridge of the dwelling and I would suggest that these need to be reduced in height so that the dormers sit more comfortably within the plane of the roof. They also appear to be quite wide and out of proportion with the dwelling. It may also be helpful to consider the use of some roof lights rather than a total of six dormers'

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

Mr

First Name

Rigel

Surname

Jenman

Declaration Date

29/11/2023

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

Rigel Jenman

Date

2023/12/04