



01404 515616
 planning@eastdevon.gov.uk
 eastdevon.gov.uk/planning

Blackdown House, Border Road,
 Heathpark Industrial Estate,
 Honiton, EX14 1EJ

**For office
 use only**

Application no.

Date received

Fee received

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

Artillery Cottage

Address Line 1

Broadway

Address Line 2

Address Line 3

Devon

Town/city

Woodbury

Postcode

EX5 1NR

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

Easting (x)

301062

Northing (y)

86868

Description

Applicant Details

Name/Company

Title

Ms

First name

Alison

Surname

Smeatham

Company Name

Address

Address line 1

Artillery Cottage

Address line 2

Broadway

Address line 3

Woodbury

Town/City

Exeter

County

Devon

Country

United Kingdom

Postcode

EX5 1NR

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

**** REDACTED ****

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

Fitting of 7 solar panels to the front aspect of the roof of Artillery cottage.

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:

Other

Other (please specify):

Solar panels

Existing materials and finishes:

Existing roof tiles will remain unchanged

Proposed materials and finishes:

7 solar panels will be fitted to the existing roof. Each panels dimensions are given below. Materials to be used: Single glass, 3.2mm coated tempered glass in anodized aluminium alloy frame- all black Length 1722mm Depth 1134mm Height 30mm A data sheet containing a description and images of the panels has been uploaded (Data sheet: Longi 405W All Black longi-lr5hib solar panels)

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

Data sheet added to supporting documents: Longi 405W All Black longi-lr5hib solar panels

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

First Name

Surname

***** REDACTED *****

Reference

23/0277/ENQ

Date (must be pre-application submission)

07/08/2023

Details of the pre-application advice received

Please see the reply below made to my initial householder enquiry:

31 August 2023

01395 517565

planninghouseholder@eastdevon.gov.uk

23/0277/ENQ

Dear Mrs Smeatham,

Town and Country Planning Act 1990

Proposal: Fitting of 7 solar panels to the front aspect of the house roof

Location: Artillery Cottage, Broadway, Woodbury, EX5 1NR

I refer to your enquiry dated 07.08.2023 regarding your request to fit several solar panels on the front elevation at the above mentioned address.

On the basis of the information that you have supplied, I am writing to confirm that an application for planning permission will be required in this instance due to the proposed panels being located on a front elevation of a dwelling within a Conservation Area.

If you wish to press ahead with your proposal and seek planning permission, the relevant application forms can be obtained from the Council's website (www.eastdevon.gov.uk/planningforms) or by telephoning 01395 571531.

If you have not done so already, I also recommend that you contact the Building Control Department on 01395 517482 to find out whether approval under the building regulations is needed.

Please note that the view that planning permission is required is an informal opinion only and is based on the information supplied by yourself and an officer's interpretation of the relevant legislation.

Do not hesitate to contact me should you require any further information.

Yours sincerely

Householder Planning

East Devon District Council Mrs Alison Smeatham By Email.

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

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Wayside

Number:

Suffix:

Address line 1:

Broadway

Address Line 2:

Woodbury

Town/City:

Exeter

Postcode:

EX5 1NR

Date notice served (DD/MM/YYYY):

18/12/2023

Person Family Name:

Person Role

The Applicant

The Agent

Title

Ms

First Name

Alison

Surname

Smeatham

Declaration Date

18/12/2023

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

Alison Smeatham

Date

21/12/2023

Amendments Summary

Location plan amended as requested to show a narrow red track line has been added from the red outline of Artillery cottage to show access to the road

The Certificate of Ownership has been changed to "B".