



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 and Ms

First name

Rory and Rosie

Surname

Pennant-Rea and Kinchen

Company Name

Address

Address line 1

73 Plantation Road

Address line 2

Address line 3

Town/City

Oxford

County

Country

Postcode

OX2 6JE

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

The creation of a ground floor rear extension to provide a larger, open plan kitchen and living space. The first floor replacement and small extension of the unoriginal lean to so as to match the footprint of the existing (western half) of the ground floor. A rear dormer window to facilitate a room in the loft.

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:

Windows

Existing materials and finishes:

Timber framed single glazed windows. N.B - the windows in the 'original house' are in the process of being upgraded to timber frame slim-line double glazed heritage style windows to match the appearance of the existing (as per permission 23/01915/FUL).

Proposed materials and finishes:

Double glazed, timber casement window - finish in a neutral colour (for the rear first floor master bedroom). Double glazed, timber frame top hung windows with timber fins (for the ground floor rear extension).

Type:

Roof

Existing materials and finishes:

Natural slate shingles and clay ridge cap

Proposed materials and finishes:

Natural slate shingles to match existing roof and clay ridge cap to match existing for the main roof of the house (for the new first floor roof). Zinc standing seam roof for the ground floor rear extension.

Type:

Doors

Existing materials and finishes:

Timber framed single glazed single leaf door (rear garden door).

Proposed materials and finishes:

Timber framed double / triple glazed double doors (to replace the existing single glazed single door).

Type:

Walls

Existing materials and finishes:

The existing flank wall is solid brickwork with a cement based render painted off-white. The existing 'unoriginal' first floor lean to (between GL B & C) at the rear is built of a solid brickwork with a more recent brick laid in a stretcher bond which does not match the original house. The 'original house' is constructed in heritage clay red bricks laid in a common bond.

Proposed materials and finishes:

The area of extended flank wall to be built up in brickwork, rendered and painted to match the existing flank wall.

Type:

Other

Other (please specify):

Downpipes/Gutters

Existing materials and finishes:

Black UPVC gutter and downpipes.

Proposed materials and finishes:

Black UPVC gutter and downpipes to match the existing. Lead valley gutter at roof level on GL B.

Type:

Other

Other (please specify):

Rooflights

Existing materials and finishes:

Proposed materials and finishes:

Double glazed conservation style rooflights at first / loft roof level. Double / Triple glazed aluminium frame rooflights to the ground floor extension.

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

Design and Access Statement
VINE124 - 73 Plantation Road - Planning - Proposed Drawings
Arboricultural Report

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.

See VINE124 - 73 Plantation Road - Planning - Existing Drawings: Drawing E010 (TR01). The other trees are not within falling distance.

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

TR03 - is proposed to be removed and a new fruit tree re-planted. It is an apple tree in poor condition. Please refer to the DAS and the Arboricultural Report for details.

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

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 and Ms

First Name

Rory and Rosie

Surname

Pennant-Rea Kinchen

Declaration Date

08/12/2023

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

Rory Pennant-Rea

Date

08/12/2023