



## 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

Mohammad

Surname

Mumtaz Khan

Company Name

### Address

Address line 1

3 Stubbs Avenue

Address line 2

Address line 3

Town/City

Oxford

County

Oxfordshire

Country

United Kingdom

Postcode

OX3 8RT

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Proposed work is a single storey rear extension consist of bath room with shower & WC and two bedrooms for the growing family.

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:**

Non - Standard construction with brickwork cladding

**Proposed materials and finishes:**

External timber framed walls with brick finish New external walls to be minimum 102.5 mm suitable facing brick externally in accordance with the latest amendments of BS 5628. All mortar for external walls shall be class 3 designation and be consistent in colour and quality throughout. External skin to be tied to timber frame studs using stainless steel wall ties in compliance with manufacturers details with minimum 50mm clear residual cavity. Proprietary breather membrane fixed as manufacturers details onto 12 mm External grade plywood or approved external grade OSB board and fixed to timber frame. Timber frame constructed using 47 x 95 mm C16 preservative treated timber studs at 400mm centres including sole, head plate and noggins to structural engineers details. Provide 90 mm Celotex GA4000 or similar PIR insulation between the studs and 50 mm Celotex GA4000 inside. Joints between the boards must be tightly butted, taped and jointed using appropriate tape and jointing material to create the vapour control layer ( VCL). Wall insulation installed in accordance with manufacturers details. Finish walls internally using 12.5 mm Standard Plasterboard fixed to walls in accordance with manufacturers instructions. Taped and jointed complete with beads and 3 mm skim plaster finish. U-VALUE 0.18 W/m<sup>2</sup>K

**Type:**

Roof

**Existing materials and finishes:**

**Proposed materials and finishes:**

Pitched roof construction. Roof pitch 30° Natural slates to be fixed and lapped strictly in accordance with the manufacturer's instructions on 25 x 38mm tanalised sw treated battens on breather roofing membrane with BBA or other approved accreditation. Supported on 47 x 145mm C16 softwood treated timber rafters at 400 centres. Rafters nailed over 100 x 50mm wall plate that is mortar bedded and strapped to inner leaf with 1000 x 30 x 5mm galvanised mild steel straps at maximum 2000mm centres. Provide lateral restraint by installing galvanised mild steel straps 1000 x 30 x 5mm every 2m along the wall. Straps to be carried over at least 3 rafters with solid noggins and to be built into walls. Ensure that cranked end is tight in contact with cavity face of wall inner leaf and is not pointing upwards.

**Type:**

Windows

**Existing materials and finishes:**

**Proposed materials and finishes:**

Windows to achieve a U value of 1.2 w/m<sup>2</sup>k Windows to be double glazed with minimum 16mm air space and 'Low E' glass Safety glass (toughened or laminated) shall comply with building regulations and have markings on each piece of safety glazing. The area of windows, rooflights and doors should not exceed 25% of the floor area of the room in which it is located. If the area of windows, rooflights and doors exceeds 25% of the total floor area, compensating measures should be included elsewhere in the work to improve the energy efficiency of the dwelling. Background ventilation to be provided via window trickle ventilators: 8 000mm<sup>2</sup> - Habitable rooms and kitchens ( more than one storey dwellings) 10 000mm<sup>2</sup> - Habitable rooms, kitchens (single storey dwellings) 5 000mm<sup>2</sup> - Bathrooms, WC and utility rooms All windows to be fitted with draught-proof seals. Insulated cavity closers should be installed where appropriate and insulated plasterboard to be used in reveals Minimum overlap between the frame and cavity closer 30 mm

**Type:**

Doors

**Existing materials and finishes:**

**Proposed materials and finishes:**

Glazed Doors (more than 60% glazed area) to achieve a U value of 1.2 w/m<sup>2</sup>k Panels Doors (less than 60% glazed area) to achieve a U value of 1.0 w/m<sup>2</sup>k External frames to be double glazed and weather stripped. 'Low E' glass. Frames to 'Fensa' standards. The air gap between the panes of glass must be at least 16mm Doors and abutting windows to be safety glass to comply with BS6206 1981. Safety glazing to have markings on each piece of safety glazing. Background ventilation to be provided via doors trickle ventilators: 8 000mm<sup>2</sup> - Habitable rooms and kitchens ( more than one storey dwellings) 10 000mm<sup>2</sup> - Habitable rooms, kitchens (single storey dwellings) 5 000mm<sup>2</sup> - Bathrooms, WC and utility rooms Minimum overlap between the frame and cavity closer 30 mm Entrance door to be 932mm wide with a disabled threshold. Ensure door has a minimum clear opening of 775mm. Insulated cavity closers should be installed where appropriate and insulated plasterboard to be used in reveals All doors to be fitted with draught-proof seals.

**Type:**

Lighting

**Existing materials and finishes:****Proposed materials and finishes:**

Internal Lighting: At least 75% of all light fittings in main dwelling spaces should be low energy (this excludes infrequently accessed storage spaces such as cupboards and wardrobes). Low energy light fittings must have a luminous efficacy greater than 45 lm/W and a total output exceeding 400 lumens. Light fittings consuming less than 5 watts are excluded from the overall count of the total number of light fittings

External Lighting: Either of two sets of criteria is possible: a 100W maximum lamp capacity with with automatic movement detecting devices (PIR) and photocell (light must stay off when daylight is sufficient) or minimum lamp efficacy of 45 lm/W with a photocell and manual on/off switching.

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 23-A100 to 23-A106

**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

## 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

SOLAPE ABDUL-AZEEZ

Surname

SHODUNKE

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

Solape Shodunke

Date

19/12/2023