



## Aylesbury Area

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

Simon

Surname

Terkelsen

Company Name

### Address

Address line 1

Tudor Cottage

Address line 2

12 Little Horwood Road

Address line 3

Town/City

Great Horwood

County

Country

Postcode

MK17 0QE

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

RETROSPECTIVE HOUSEHOLDER PLANNING PERMISSION TO INCLUDE ANNEXE ACOMMODATION AND AMENDMENTS TO APPROVED PLANNING APPLICATION 20/01018/APP.

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)

25/07/2022

Has the work already been completed without consent?

Yes

No

If Yes, please state when the development or work was completed (date must be pre-application submission)

31/08/2023

## 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:**

Brickwork as approved

**Proposed materials and finishes:**

As approved

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

DRAWINGS

4106-ABDS-XX-XX-DR-A-0001

4106-ABDS-XX-XX-00-A-0002

4106-ABDS-XX-XX-01-A-0003

4106-ABDS-XX-XX-EL-A-0004

4106-ABDS-XX-XX-EL-A-0005

DESIGN ACCESS STATEMENT

4106 - DAS

## 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

If Yes, please describe:

1 Additional bedroom on Annexe as previously approved for extension

## 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

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Planning permission was approved on 22nd July 2020 for a single storey side extension and two storey side and rear extension.

Building works commenced 25th July 2022 on the extension and were completed end August 2023.

A opening was made to connect the extension to the main house on 20th October 2023, following discussions with AVDC planning department.

Following completion of the building works, it was discovered that the extension was being attempted to be rented out as an independent unit.

It was discovered by the planning department that the extension had been constructed as an annexe / separate unit and was an unauthorised development.

The applicant had corresponded with planning officer Linda Faridoo and subsequently Clare Merritt (Principle compliance & Enforcement officer - North and central - Buckinghamshire county council).

It was discussed between the applicant and Linda Faridoo on 19th October that it was likely that the council could support a retrospective application for an annexe.

The applicant had further correspondence with Clare Merritt on 7th December where it was confirmed that the extension was now a unauthorised development and the Council would consider formal enforcement action.

AB Design Solutions Ltd were contacted by the Applicant and spoke to Clare Merritt on 8th December.

It was discussed that a valid planning application would need to be received (and paid for) by 15th January 2024, and it was stated that failure to meet these deadlines will result in formal enforcement action being recommended. It was discussed that a planning application for an annexe would likely be looked upon favourably.

Further advice was provided by Clare on 11th December after Clare spoke to the planning officer about a possibility of an application for a 1 bedroom house and it was discussed that this would not be looked upon favourably.

AB Design Solutions has since adjusted the plans to show what has been built and we are submitting an Application on behalf of the client for retrospective planning permission for an Annexe within the constructed extension, based on advice received from Linda and Clare which we thank for their help.

A planning application was submitted and paid for on 10th January prior to the 15th January deadline.

## 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

Matthew

Surname

Barnes

Declaration Date

10/01/2024

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

MATTHEW BARNES

Date

10/01/2024