

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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	<input type="text" value="5"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Poulner Farm House"/>
Address Line 1	<input type="text" value="Butlers Lane"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Hampshire"/>
Town/city	<input type="text" value="Poulner"/>
Postcode	<input type="text" value="BH24 1UB"/>

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

Easting (x)	Northing (y)
<input type="text" value="416446"/>	<input type="text" value="106222"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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

BH24 1RQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

1. Replacement of existing rear extension, with new contemporary structure incorporating glazed link/connection with farmhouse, opening up into the existing kitchen area.
2. Re-modelling to front of existing double garage and extension to rear to form new storage area (projecting 4m).
3. Replacement of existing side window (east) with new door opening accessing new Boot Room/side hall in location of current GF bathroom.
4. Conversion of existing rear bedroom into new main family bathroom (1F). Existing bathroom to become en suite to Bedroom 1.
5. (Retrospective). New side garden fencing between front lawn and rear replacing previously delapidated.

Has the work already been started without consent?

Yes

No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know

Grade I

Grade II*

Grade II

Is it an ecclesiastical building?

Don't know

Yes

No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes

No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

see drawings submitted.

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

(Rear Extension) - mix of facing brick and timber

Proposed materials and finishes:

(Rear Extension) - vertical timber cladding (TBA with LPA) (Garage store) - horizontal waney edge boarding.

Type:

Roof covering

Existing materials and finishes:

(Rear extension) 3 ply asphalt flat roof

Proposed materials and finishes:

(Rear extension) single ply membrane (Garage store) Roofing tile to match existing to main roof

Type:

Windows

Existing materials and finishes:

timber

Proposed materials and finishes:

Slimline aluminium - colour to be charcoal grey (TBA with LPA)

Type:

External doors

Existing materials and finishes:

(Rear extension) UPVC

Proposed materials and finishes:

(Rear extension) slimline aluminium - charcoal (New side door) traditional timber door - style to be agreed with LPA

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

submitted drawings 01 -14 and accompanying Design + Access Statement.

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

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

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

ENQ/23/20173/EHH

Date (must be pre-application submission)

11/08/2023

Details of the pre-application advice received

The revised approach to an extension in this location is an improvement to what was previously submitted under applications 22/11169-70, with the glazed links allowing some detachment from the historic part of the building and the materials of the proposed extension being contemporary and providing a contrast. Nevertheless I would concur with the Conservation Officer's concerns about the size of the footprint of the extension and height with regard to how it impacts on the Listed Building, and would suggest that the extension needs to be reduced in depth especially so it is not competing with the two storey 19th Century addition in particular, and potentially the width so it is set in from both the side and rear elevations, and also the height lowered.

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

richard

Surname

brothers

Declaration Date

20/12/2023

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent 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

richard brothers

Date

22/12/2023