

**Planning and Regeneration**

Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP

Email: DCRegistration@middevon.gov.ukWebsite: www.middevon.gov.uk

Telephone 01884 255255

Fax: 01884 234235

Mid Devon District Council Planning

A 'Good Two-Star Service' as rated by the Audit Commission

For office use only	
Application Number	
Date Received	Fee Received

Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

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

J

Surname

Lucas

Company Name

Address

Address line 1

Rainbows End Fore Street

Address line 2

Address line 3

Town/City

Morchard Bishop

County

Devon

Country

Postcode

EX17 6NR

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

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Removal of existing chimney and proposed loft conversion with new x3 Conservation Velux plus replacement rear extension and internal alterations to Rainbows End, Morchard Bishop

Has the work already been started without consent?

Yes

No

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing chimney is removed as part of the proposed works to make a bigger through kitchen dining space and free up volume in the loft for conversion. The rear linear extension is replaced to make it suitable for use as a utility room in order enable the alteration of the existing internal space for disabled persons shower room.

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:

Fair faced brick and painted render

Proposed materials and finishes:

Painted render

Type:

Roof

Existing materials and finishes:

Tile roof

Proposed materials and finishes:

Tile roof

Type:

Windows

Existing materials and finishes:

White uPVC

Proposed materials and finishes:

White uPVC

Type:

Doors

Existing materials and finishes:

White uPVC

Proposed materials and finishes:

White uPVC

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

Attic Extension Rainbows End - Planning Support Document

Rainbow's End ecology report and Wildlife trigger list

2010-35-01-01 A3 Floor Layouts Existing 1-100

2010-35-01-02 A3 Floor Layouts Proposed 1-100

2010-35-01-03 A3 Elevations Existing 1-100

2010-35-01-04 A3 Elevations Proposed 1-100

2010-35-01-05 A3 Section A-A and B-B 1-100

2010-35-01-06 A3 Section C-C and D-D 1-100

2010-35-01-07 A3 Section E-E and F-F 1-100

2010-35-01-08 A3 Section G-G and H-H 1-100

2010-35-01-09 A3 Section I-I and J-J 1-100

2010-35-01-11 A3 Location Plan 1-1250

2010-35-01-12 A3 Site Layout Existing 1-500

2010-35-01-13 A3 Roof Layout Proposed 1-200

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

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

23/00384/HOUSE

Date (must be pre-application submission)

27/09/2023

Details of the pre-application advice received

See above application for detail

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

Stephen

Surname

Hargreaves

Declaration Date

16/01/2024

Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

Stephen Hargreaves

Date

16/01/2024