

## 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

Steve

Surname

Bennett

Company Name

### Address

Address line 1

3 Oakhunger Lane

Address line 2

Address line 3

Town/City

Berkeley

County

Gloucestershire

Country

Postcode

GL13 9TJ

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

2 STOREY REAR EXTENSION TO CREATE ADDITIONAL LIVING SPACE

THE PROPERTY IS A DETACHED, 3 BEDROOM DWELLING. THE FRONT AND PRINCIPAL ELEVATION IS ON OAKHUNGER LANE, WHICH IS A NO THROUGH ROAD AND HAS NO PARKING PROVISION. VEHICULAR ACCESS IS TO THE REAR AND VIA LYNCH ROAD. THE APPLICANT HAS PREVIOUSLY BEEN AWARDED PLANNING PERMISSION TO CHANGE THE REAR GARAGE AND CREATE AN ADDITIONAL ENTRANCE FROM THE HIGHWAY ON THE OTHER SIDE OF THE NEW GARAGE. THE PROPERTY HAS AN EXISTING 2 STOREY REAR EXTENSION WHICH IS PART GABLED AND PART FLAT ROOF. THIS PROPOSAL IS TO REPLACE THE EXISTING REAR EXTENSION WITH A NEW, LARGER AND MORE MODERN STRUCTURE THAT WILL BE ENTIRELY GABLED WITH A CAT SLIDE ROOF ON THE WEST SIDE TO ENCOMPASS THE NEW REAR ENTRANCE AND STAIRCASE. THE DESIGN ALSO INCLUDES A FEATURE GLAZED GABLE WINDOW ON THE FIRST FLOOR AND AN OAK FRAMED, SINGLE STOREY EXTENSION ON THE GROUND FLOOR. THE WALLS WILL BE DRESSED IN A COMBINATION OF BRICK AND TIMBER CLADDING TO PROVIDE A MORE CONTEMPORARY AESTHETIC. THE 2 STOREY ELEMENT WILL EXTEND TO THE SAME DEPTH AS THE EXISTING ONE BUT WILL BE WIDER TO ENCOMPASS THE RECESSED AREA SHOWN IN THE PHOTOS PROVIDED. ON THE GROUND FLOOR, THE PROPOSED SINGLE STOREY EXTENSION, WHICH WILL BE FLAT ROOFED, WILL OPEN UP ON TO THEIR Paddock. WHILST THE PLANS REPRESENT A FAIRLY RADICAL CHANGE TO THE LAYOUT AND APPEARANCE OF THE PROPERTY, AFTER REMOVAL OF THE EXISTING EXTENSION, THE TOTAL NET INCREASE IN FLOOR AREA IS ONLY 23.4 SQM.

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:**

BRICK & RENDER

**Proposed materials and finishes:**

BRICK, TIMBER CLADDING & OAK FRAMING

**Type:**

Roof

**Existing materials and finishes:**

CONCRETE ROOF TILES & FELT FLAT ROOFING

**Proposed materials and finishes:**

CONCRETE ROOF TILES ON 2 STOREY ELEMENT FIBREGLASS OR RUBBER FLAT ROOF WITH OAK FASCIAS AND CANOPY OVERHANG ON SINGLE STOREY EXTENSION

**Type:**

Windows

**Existing materials and finishes:**

TIMBER FRAMES

**Proposed materials and finishes:**

SINGLE STOREY EXTENSION: OAK FRAMING WITH INSET ANTHRACITE UPVC UNITS ELSEWHERE: ANTHRACITE UPVC UNITS

**Type:**

Doors

**Existing materials and finishes:**

TIMBER

**Proposed materials and finishes:**

ANTHRACITE UPVC ENTRANCE DOOR AND BI-FOLDS

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

FULL CAD PLANS REF: 543422-C-22-1 THROUGH TO 543422-C-22-14

## 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

First Name

Surname

Declaration Date

18/01/2024

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

James Goatman

Date

18/01/2024