



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

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

Contact Details

Primary number

**** REDACTED ****

Secondary number

**** REDACTED ****

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

Revised design of first floor extension over existing roof terrace

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)?

East Suffolk Council considers the alterations carried out in 2023, without application or reference to the Council, to be unsuitable within the Southwold Conservation Area.

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:

Red brickwork

Proposed materials and finishes:

White render finish on either blockwork or metal lathe on studwork

Type:

Roof

Existing materials and finishes:

Polycarbonate sheeting

Proposed materials and finishes:

Existing Polycarbonate sheeting to remain in position

Type:

Windows

Existing materials and finishes:

White upvc

Proposed materials and finishes:

None

Type:

Doors

Existing materials and finishes:

None

Proposed materials and finishes:

White powder coated aluminium patio doors

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 No's 005, 006 & 007, 1.1250 Site location plan, 1.500 block plan, Design and Access Statement, East Suffolk Council Pre-app Planning Advice.

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

DC/23/4214/PREAPP

Date (must be pre-application submission)

31/10/2023

Details of the pre-application advice received

The proposal seeks advice on an existing first floor extension which was erected above a ground floor garage, and a proposed revision to the works carried out. The submitted details state that a covered terrace area has been in existence since 1994 and was erected with planning permission.

Following a complaint received by East Suffolk Council, an enforcement case was raised (ENF/23/0311/DEV). The applicant has stated that the structure of the extension especially the side and front walls had fallen into disrepair and remediation works have been carried out with the glazed side being replaced with studwork and white upvc cladding. The front, which previously had been aluminium sliding doors with two side panels, was replaced with two stud end panels clad with white upvc and the centre section was left open.

The applicant was informed that the construction works are not considered suitable for a building within the Southwold Conservation Area and hence East Suffolk's letter confirmed that the extension should be removed, or that a Planning Application should be submitted showing how the proposed extension would be sympathetic to, and in keeping with, the local Conservation Area.

The proposed design would replace the upvc cladding with red brick to match the side wall of the property. This choice of material would be much more acceptable in the Conservation Area.

The proposed drawings also refer to the use of k-rend however it is unclear exactly where this would be - presumably the front elevation. This would likely be acceptable as set behind the existing front wall of the terrace and therefore screened from public views. It is not clear what the original or proposed roof material would be. Assuming the previous structure was light-weight and the proposal is for similar, this is likely to be unobjectionable.

Without knowing the original appearance, design or layout of this space, it is again difficult to consider any impact on residential amenity however if it would be of a similar form, scale and use, it is not likely to have any unacceptable impact.

The proposed drawings showing a similar sized structure of a similar form using red brick to match the existing side wall, and assuming a similar front elevation to that previously on the property, the revised scheme is likely to be supported by officers

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

David

Surname

Vaughan

Declaration Date

17/01/2024

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

David Vaughan

Date

17/01/2024