



West Offices  
Station Rise  
York  
YO1 6GA

## 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

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

## Description of Proposed Works

Please describe the proposed works

Demolition of existing garage and erection of two storey side extension in it's place.

At present, the garage forms part of the boundary fence, it is proposed to bring the extension away from the boundary, and provide access to the rear of the property by means of a path between the extension and the boundary.

The extension will join an existing part of the house that is already stepped back from the front elevation. For this reason, it is not proposed to step it back further and will be inline with this existing projection at the front. Consideration has been given to stepping down of the ridge line of the extension, and plans were drawn to this effect to consider the aesthetics, but in order to maintain the existing roof pitch it is proposed to keep the ridge line of the extension in line with the existing ridge line that the extension will join onto.

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:**

Existing property and other properties on the street are largely finished with external render and some facing brickwork

**Proposed materials and finishes:**

render to match existing finish.

**Type:**

Roof

**Existing materials and finishes:**

Grey concrete double roman tile

**Proposed materials and finishes:**

Grey concrete double roman tile to match existing

**Type:**

Windows

**Existing materials and finishes:**

White PVC

**Proposed materials and finishes:**

White PVC

**Type:**

Doors

**Existing materials and finishes:**

White wooden front door White uninsulated side wooden door Red uninsulated rear door White PVC double doors on the conservatory

**Proposed materials and finishes:**

White PVC side door.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Treated wooden fence in natural finish.

**Proposed materials and finishes:**

Treated wooden fence in natural finish.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Compacted permeable gravel. Small concrete hard standing in front of the garage

**Proposed materials and finishes:**

Compacted permeable gravel. Hard standing to be removed to make way for the extension

**Type:**

Lighting

**Existing materials and finishes:**

Not effected

**Proposed materials and finishes:**

Not effected

**Type:**

Other

**Other (please specify):**

Rainwater goods

**Existing materials and finishes:**

Mix of black PVC and cast iron

**Proposed materials and finishes:**

Black PVC

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

24/01/01 - Existing Plans &amp; Elevations

24/01/02 - Proposed Plans

24/01/03 - Proposed Elevations

24/01/04 - Site Plan

## 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:

Loss of one garage parking space that is narrow and not used for parking and is storage only

There are still 3 parking spaces at the front of the property, with space for a fourth

## 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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes

No

## Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

31

**Suffix:**

**Address line 1:**

pear tree avenue

**Address Line 2:**

**Town/City:**

york

**Postcode:**

YO26 6HH

**Date notice served (DD/MM/YYYY):**

01/12/2023

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

Mr

First Name

Nick

Surname

Lane

Declaration Date

13/01/2024

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

Nick Lane

Date

15/01/2024