

Department for Environmental and Community Services

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Strategic Planning,
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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

James

Surname

Morgan

Company Name

Address

Address line 1

2 Birch Drive

Address line 2

Address line 3

Town/City

Alveston

County

South Gloucestershire

Country

Postcode

BS35 3RQ

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

Replacement of existing glass atrium on the frontal elevation with tiled roof and 4 (x no) skylight windows. Existing frontal windows to be replaced by reduced in size glazed windows which are moved to now be symmetrical in appearance.

Existing side garage to be extended to meet the host building with a provision of a new entrance door onto the driveway.
(A separate certificate of lawful development/prior approval is being submitted for a rear extension to the host building and to the side garage).

A proposed entrance to provide extra parking space with a new additional point of exit/entry and new dropped kerbing to the front onto the highway.

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 3.06m, and for which the height of the eaves would be 2.92m.

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:

Windows

Existing materials and finishes:

White uPVC double glazed

Proposed materials and finishes:

As existing

Type:

Doors

Existing materials and finishes:

White uPVC with double glazed full length windows to either side

Proposed materials and finishes:

White uPVC with glazed window centrally and double glazed full length windows to either side

Type:

Walls

Existing materials and finishes:

White rendered blockwork with brickwork quoins

Proposed materials and finishes:

As existing

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

1283.03 Proposed Entrance
1283.05 Proposed Block Plan
1283.06 Proposed Ground Floor Plan
1283.07 Proposed Loft Plan
1283.08 Proposed Elevations

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

1283.03 Proposed Entrance
1283.04 & 1283.05 Existing and Proposed Block Pla

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

1283.03 Proposed Entrance
1283.04 Existing Block Plan
1283.05 Proposed Block Plan

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

Additional parking space to be provided

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

E-Mail re P23/03176/PNH & P23/03177/HH

Date (must be pre-application submission)

12/01/2024

Details of the pre-application advice received

Good afternoon, Paul.

I've now discussed your above clients PNH planning application with my supervisor, and as you hinted at this morning, that it is withdrawn and re-submitted as a planning application.

You could of course also withdraw the HH application (ref P23/03177/HH) and re-submit the whole proposal as one HH application, which would be clearer to understand from the consultees perspective, if that's viable. However, your applicant would need to pay again for either an additional HH application (in lieu of the withdrawn PNH) or indeed for an entire application.

Application site: 2 Birch Drive, Alveston, BS35 3RQ

P23/03176/PNH - The erection of a single storey rear extension (to the dwellinghouse), which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 3.06m, and for which the height of the eaves would be 2.92m. (This application also included a single storey rear extension to the garage).

P23/03177/HH - Erection of a single storey side extension to form enlarged garage and erection of single storey front extension to form additional living accommodation.

If you could please advise on how your client would like to proceed, then it would be very much appreciated,

Thank you,

Kind regards

Mrs. Helen Turner

Assistant Planning Officer
Department of Place
South Gloucestershire Council
www.southglos.gov.uk

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

29/01/2024

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

Paul O'Connor

Date

30/01/2024