

Development and Environment
 North Somerset Council
 Post Point 15
 Town Hall, Weston-super-Mare BS23 1UJ
 Website: www.n-somerset.gov.uk/applyforplanning



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 & Mrs.

First name

Ashley and Rebecca

Surname

Gray

Company Name

Address

Address line 1

50 Bleadon Hill

Address line 2

Address line 3

Town/City

Weston-Super-Mare

County

North Somerset

Country

Postcode

BS24 9JW

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

Proposals involve extensions and alterations to No. 50 Bleadon Hill.

This property has been previously approved in 2021 for a roof extension and loft conversion, demolition of existing single storey rear extension, erection of a new single storey rear extension and erection of a detached home office through application 20/P/3017/FUH. The home office has been built. This current application seeks to amend the previous application with a smaller rear extension and loft conversion, without the hip-to-gable extensions previously proposed.

Proposal:

In order to cater for Ash and Rebecca's growing family needs they are proposing to upgrade the fabric of their dwelling for improved thermal comfort and efficiency. In doing so, they are also proposing to alter their property to better suit their needs. As such, the proposal includes the removal of the existing rear extension (white UPVC) and replacement with a timber clad rear extension and new timber deck. Alongside this upgraded replacement, the proposal is to convert the existing loft space (currently accessed via hatch and used for storage) for additional living space.

In terms of retrofitting the dwelling, new external wall insulation (EWI - finish to match existing render) alongside new, more thermally efficient composite glazing (new and existing replaced), as well as under floor insulation is proposed throughout. The loft conversion will include lifting the roof height by 400mm in order to maintain interior heights and to use wood fibre natural insulation for a significant thermal upgrade. On the principal elevation, a small new replacement entrance porch is also proposed alongside some feature timber cladding to the existing window openings (to be replaced with new glazing). Two small roof lights are proposed to the front of the property to serve any converted loft space alongside a further four roof lights on the other elevations. Solar arrays are planned (maximum number shown) for the rear elevation and on top of the rear extension.

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 render finish with brick plinth

Proposed materials and finishes:
Rendered finish to match existing over newly installed external wall insulation. New brick slips over insulation below to match brick plinth below.

Type:
Roof

Existing materials and finishes:
Existing dark grey, Double Roman profile concrete roof tiles.

Proposed materials and finishes:
Existing retained. New grey metal framed double / triple glazed windows with roof metal flashings and trims to match.

Type:
Windows

Existing materials and finishes:
Existing white UPVC double glazing.

Proposed materials and finishes:
Grey coloured, powder coated aluminium composite frame windows (double glazed as minimum, potentially triple glazed - TBC).

Type:
Doors

Existing materials and finishes:
Existing front door, white UPVC with central light.

Proposed materials and finishes:
Proposed new front door: grey coloured, powder coated aluminium composite with side light.

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Existing, treated and stained (brown colour) closeboard timber fence

Proposed materials and finishes:
Any replacement fencing required to match existing. Sectional new fencing/privacy screen raised 1.7m above the top of new decking. This privacy screen to be installed either side of the new decking as hit & miss timber slats above the existing fencing (shown in the drawings).

Type:
Vehicle access and hard standing

Existing materials and finishes:
Herringbone pattern red brick/ block paving

Proposed materials and finishes:
No change

Type:
Lighting

Existing materials and finishes:

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

Please see drawings.

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

Mr

First Name

Ben

Surname

Nother

Declaration Date

19/01/2024

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

Ben Nother

Date

30/01/2024