

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

We intend to extend our property to the rear, creating two single story extensions. The works will also see the current garage and shed demolished and replaced with a new garage of similar style measuring 5m x 3m. This structure will then encompass a new shed within.

On the NW corner of the house we intend to "square off" the corner of the house to create a utility room. We will add two, single story reclaimed red brick walls and a sloped, tiled roof in keeping with the existing roof. The roof will include two roof windows. It will also hold the main rear door to the property. We will retain the current exterior walls which will then become internal walls.

The second part to the extension will see a larger space created on the SW corner. We intend to mirror the garden room created next door, in length (7.25m), but ours will be 1.5 metres wider (totalling 5.3m) across the back of the house. Ours will see internal supporting walls removed and appropriate steel work put in place to create a large open living space. This new space will encompass the kitchen and dining room. This will be constructed in reclaimed red brick to match the rest of the property and have a tiled roof with skylight as well as two sets of bi-fold doors and an additional window to the rear.

Despite being in close proximity to the neighbouring garden room this extension will not use their external wall but will be separated by a 30cm gap.

Our current floor area on the ground floor is 64.4 sq mtrs and the extensions will see the new floor area rise to 90.28 sq mtrs. This will provide more room for our family and make the space more useable as our children grow. None of the proposed extensions will house any sleeping areas.

I have discussed these plans with our neighbouring properties at Salvan, No.3 Buckland Manor New Cottages, The Bothy and Barnsdale. There have been NO verbal objections to our plans. There will be no risk of an increase to overlooking of any of the surrounding properties as the extensions will be single story. We will endeavour to keep disruption to a minimum and I will ensure none of the works vehicles obstruct the shared driveway.

I have used the Magic map application and cannot see that our proposed works will impact on the areas biodiversity. I have discussed our plans with the NFDC ecologist and sent him our proposed plans. In principle he cannot see any issues arising from our proposal.

Our proposed extensions will not affect the appearance of the property from the front.

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:

The existing walls are reclaimed red brick

Proposed materials and finishes:

We will keep the same exterior finish of reclaimed red brick.

Type:

Roof

Existing materials and finishes:

The existing roof is comprised of red tiles

Proposed materials and finishes:

We intend to mirror the existing finish of red tile.

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

I have created plans showing the proposed measurements and positions of the new extensions. It is marked with reference number TQRQM24010111042284

I have also created a drawing of the internal layout showing the current and new sizes. It also shows the purposes for the new rooms. This is marked with the relevant address.

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.

These are marked on plan reference TQRQM24010111042284.

They are low level trees that are no more than three metres high and are well maintained.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

There is one tree that currently sits next to the patio. We have always intended to remove this tree whether the extension takes place or not as it grows too high and creates too much shade over the patio. I mention it here as the new extension will extend to where this tree currently sits. We do not know what this tree is but it is not subject to any TPO's and does not contribute to birds nesting.

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:

The current garage is in a poor state of repair and so will be demolished. I intend to replace it with a similar construction garage measuring 5x3m. This will increase our drive way space by 5.63 sq mtrs. The appearance from the private track at the front of the property will not be adversely affected. If anything it will improve as the new garage will be in better condition. I have included these details in the plans submitted in this application.

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

Liam

Surname

Porter

Declaration Date

05/02/2024

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

Liam Porter

Date

05/02/2024

Amendments Summary

I have added the documents requested in the letter dated 16/01/2024.

Namely: Heritage statement, detailed architect drawings existing and proposed elevations and floorplans to the correct scaling and format, block plan showing the proposed garage and its relation to current building, biodiversity checklist and report.