

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)
<input type="text" value="343252"/>	<input type="text" value="165462"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

Steve

Surname

Egginton

Company Name

Address

Address line 1

Causeway House The Causeway

Address line 2

Address line 3

Town/City

Yatton

County

North Somerset

Country

United Kingdom

Postcode

BS49 4HL

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

1. Re-rendering of Entire Exterior:

Purpose: Complete re-rendering of the property using natural hydraulic lime render.

Context: The current state involves a patchwork of cement-based render finishes, applied over the years, leading to damp issues throughout the property.

Methodology: complete replacement of all elevations using Lime Render and finishing in White breathable paint, addressing the historical finish for long-term preservation.

2. Flat Roof Replacement:

Purpose: Like-for-like replacement of the flat roof, encompassing an area of approximately 2 square meters, situated atop a bay window at the rear of the property.

Thermal Enhancements: Ensuring compliance with current building regulations for thermal efficiency.

3. Gutter Update:

Purpose: Replacement of gutters beyond repair; overhauling of salvageable ones for improved functionality.

Decision-Making: A selective approach will be adopted, replacing gutters based on their condition to optimise efficiency while respecting the historical context.

We believe these proposed renovations will not only address existing concerns but also contribute positively to the preservation and longevity of our listed property. We kindly request your favorable consideration of this application, emphasising the careful thought and expertise invested in the proposed works.

Thank you for your time and attention to this matter. We are eager to enhance and maintain the historical significance of our property, and we believe these renovations align seamlessly with the spirit of preservation.

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:

1. Portland cement based render, some parts smooth, others with a tyrolean finish and some a mixture of smooth and tyrolean. The render is painted white. 2. Cast Iron Half Round Gutter 125mm, painted black.

Proposed materials and finishes:

1. Natural hydraulic lime based render with a smooth finish, painted white using a breathable paint. 2. Cast Iron Half Round Gutter 125mm, painted black.

Type:

Roof

Existing materials and finishes:

Roofing felt

Proposed materials and finishes:

Roofing felt

Are you supplying additional information on submitted plans, drawings or a design and access statement?

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

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

Steve

Surname

Egginton

Declaration Date

31/01/2024

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

Steve Egginton

Date

31/01/2024

