



## Regulatory Service – Development Management

**Correspondence address** Cornwall Council - Planning, New County Hall, Treyew Road, Truro, TR1 3AY  
**Telephone** 0300 1234 151 | **Email** [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### 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

Matthew

Surname

Davies

Company Name

### Address

Address line 1

45

Address line 2

Trevance Park

Address line 3

Town/City

Tywardreath

County

Country

Postcode

PL24 2PY

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

Upgrades, improvements and modernisation to 1970's end of terrace house. To include insulation measures, heating, ventilation and electrical modernisation. A small (8.1m2) rear extension to provide dining space. Creation of off road parking space (inc. dropped kerb to highway) with provision for electric car charging station. Additional garden/bicycle shed in rear garden and associated landscaping works.

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:**

Roof

**Existing materials and finishes:**

Redland Stonewold Mk1 concrete tiles (now obsolete)

**Proposed materials and finishes:**

Natural slates 500 x 250mm (spanish "Armada Ultra" or equivalent) hook fixed to be used, after re-felting and roof insulation work carried out. Addition of 1 x small velux on rear elevation to provide natural light to 1st floor landing, reinstall 1 x stainless steel twin wall chimney flue (painted matt black) for wood burning stove (primary heat source) & recessed solar panel mounts to front (west facing) elevation. Single storey rear extension flat roof to be EPDM single ply membrane with solar panels on Renusol ballasted mounting crates.

**Type:**

Windows

**Existing materials and finishes:**

Upvc double glazed

**Proposed materials and finishes:**

Rationel Aura high performance wooden double glazed windows in RAL 7030 (stone grey) colourway

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Rendered painted boundary wall to rear with wooden garden gate for pedestrian access. No boundary to front garden, currently block paved to form a small hard standing.

**Proposed materials and finishes:**

Existing rear boundary wall to be demolished and replaced with 1.8m high larch open board fencing to provide privacy to garden/patio area. New pedestrian/vehicular access to have low sleeper raised beds to delineate boundary but retain clear line of sight to highway. Rear shed to be built to rear boundary and be clad in larch planking. Front garden to have low sleeper wall to form raised planting area. New steps and natural stone paving to form entrance way to front porch and doorway.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Front garden and entrance way laid to concrete pavers. Rear garden and pedestrian access laid to concrete paving slabs and lawn

**Proposed materials and finishes:**

New vehicular access and hard standing to be laid to tumbled block pavers in brick pattern (Marshall's Tegula or similar)

**Type:**

Lighting

**Existing materials and finishes:**

Tungsten filament pendant lighting and fluorescent tube strip lighting, plus exterior halogen floodlight

**Proposed materials and finishes:**

Ceiling down lighters 220v LED. Wall lights with LED lamps

**Type:**

Walls

**Existing materials and finishes:**

Old pebble dashed over original painted render

**Proposed materials and finishes:**

Existing house to be through colour silicone rendered over EWI. Extension to be untreated larch planking.

**Type:**

Doors

**Existing materials and finishes:**

Glazed UPVC

**Proposed materials and finishes:**

Front and rear entrance doors to be bespoke joinery, insulated wooden doors in a painted finish.

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

DAV02/02 proposed site plan includes annotation referencing landscaping and boundary treatments.  
DAV02/11 and DAV02/12 annotated elevations highlight individual elements and respective treatments.

## 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

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

DAV02/02 proposed site plan shows position of new vehicular access and revised pedestrian access.

## Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

If Yes, please describe:

Currently only on street parking. Proposal creates 1 x off street parking space.

## Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

## 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

Matthew

Surname

Davies

Declaration Date

16/02/2024

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

Mat Davies

Date

16/02/2024