



**Basingstoke
and Deane**

Basingstoke and Deane Borough Council

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Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

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 and Mrs

First name

Matthew and Andie

Surname

Painter

Company Name

Address

Address line 1

Wisteria Cottage Ridge Lane

Address line 2

Newnham

Address line 3

Town/City

Hook

County

Hampshire

Country

England

Postcode

RG27 9AS

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Jessica

Surname

ARTHUR

Company Name

D & J Arthur Architects

Address

Address line 1

Oak Common Cottage

Address line 2

New Road

Address line 3

Hartley Wintney

Town/City

Hook

County

England

Country

United Kingdom

Postcode

RG27 8SA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

First floor extension over single storey ground floor footprint.
Internal reconfiguration.
Provision of solar panels within 'hidden' area of flat roof.
Demolition of timber shed on front boundary and erection of similar sized timber shed on side boundary.

Has the work already been started without consent?

- Yes
 No

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Half of the existing roof set over the single storey element is in an extremely poor state of repair and needs to be replaced. The other half of the roof has been replaced recently with a modern construction including felt under the tiles. The roof needs to be removed to allow for a first floor to be built over the existing footprint.

The shed set to the front boundary is in a very poor state of repair and blocks views of the house. It is to be demolished and a new shed erected in a less dominant location.

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:

Red brick Timber boarding

Proposed materials and finishes:

Red brick Oak boarding

Type:

Roof

Existing materials and finishes:

Red clay tile

Proposed materials and finishes:

Red clay tile

Type:

Windows

Existing materials and finishes:

Double glazed, white upvc units in a traditional cottage style.

Proposed materials and finishes:

Double glazed, white upvc units in a traditional cottage style.

Type:

Doors

Existing materials and finishes:

Glazed timber.

Proposed materials and finishes:

Glazed timber to the front. Glazed white upvc to the rear.

Type:

Lighting

Existing materials and finishes:

Low level domestic lighting.

Proposed materials and finishes:

Low level domestic lighting.

Type:

Other

Other (please specify):

Rooflight

Existing materials and finishes:

NA

Proposed materials and finishes:

Black painted metal conservation-style rooflight.

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

P.01 - Plans
P.02 - Elevations
P.03 - Site Plan
P.04 - Location Plan
Design, Access and Heritage Statement
Bat Report

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 existing garage is to be reduced in size to create a ground floor WC. The remaining area is to be a bike and tool store with workshop area.
There is sufficient room in front of the house for four carparking spaces and room to turn so that cars can enter and leave the site in a forward gear.

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.

All trees are referenced on drawing P.03.
Ref Design, Access and Heritage Report for full information.

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

- Yes
 No

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Tithe Barn

Number:

Suffix:

Address line 1:

Ridge Lane

Address Line 2:

Newnham

Town/City:

Hook

Postcode:

RG27 9AS

Date notice served (DD/MM/YYYY):

19/02/2024

Person Family Name:

Person Role

- The Applicant
 The Agent

Title

Mrs

First Name

Jessica

Surname

ARTHUR

Declaration Date

19/02/2024

Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

DAVID ARTHUR

Date

19/02/2024