

Department for Environmental and Community Services

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Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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	<input type="text" value="17"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Avon Way"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="South Gloucestershire"/>
Town/city	<input type="text" value="Thornbury"/>
Postcode	<input type="text" value="BS35 2DG"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="364226"/>	<input type="text" value="189603"/>

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

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of 1 no. ancillary annexe.

Reference number

P23/01466/F

Date of decision (date must be pre-application submission)

30/06/2023

Please state the condition number(s) to which this application relates

Condition number(s)

2. This development shall be implemented in strict accordance with the following plans and the specification of external materials detailed upon them:
Location Plan
Proposed Block Plan - Drawing No: 02 Proposed Floor Plan - Drawing No: 07 Proposed Roof Plan - Drawing No: 08 Proposed Elevations 1 & 2 - Drawing No: 09 Proposed Elevations 3 & 4 - Drawing No: 10
All plans recieved by the local planning authority on 27th April 2023.
Reason:
For the eradication of doubt as to the parameters of the development hereby permitted, ensuring a high quality design in accordance with policy CS1 of the South Gloucestershire Local Plan, Core Strategy 2013.

Has the development already started?

Yes

No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

In order to meet Building Regulation compliance.

There are two changes:

1. The height of the annexe has increased from 2.5 metres to 2.75 metres to ensure enough available head room and to ensure that the required thickness of thermal insulation can be incorporated into the roof to achieve Building Regulation compliance.
2. The parapets shown on the planning drawing have been omitted as a means to ensure adequate headroom and thermal insulation thicknesses as noted above. The standard external gutter solution shown on our attached drawings is also easier to construct (and therefore cheaper to build) than the parapet originally proposed would have been.
3. The building has moved away from the boundary to ensure all construction occurs within the bounds of 17 Avon Way and allow for the adequate construction of foundations.

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

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:

Number:

17

Suffix:

Address line 1:

17 Avon Way

Address Line 2:

Town/City:

Thornbury

Postcode:

BS35 2DG

Date notice served (DD/MM/YYYY):

30/01/2024

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

David

Surname

Heyes

Declaration Date

30/01/2024

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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 Heyes

Date

30/01/2024