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Blackdown House, Border Road,
 Heathpark Industrial Estate,
 Honiton, EX14 1EJ

**For office
 use only**

Application no.

Date received

Fee received

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

Nostra Domus

Address Line 1

Lyme Road

Address Line 2

Address Line 3

Devon

Town/city

Uplyme

Postcode

DT7 3XA

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

Easting (x)

332031

Northing (y)

93921

Description

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Forster

Company Name

Address

Address line 1

Nostra Domus Lyme Road

Address line 2

Address line 3

Town/City

Uplyme

County

Devon

Country

United Kingdom

Postcode

DT7 3XA

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

demolishing of the existing garage to be replaced a new one, and the replacement of the existing gable to the road facing elevation of the bungalow, with a new timber framed gable that has a ridge height to match the existing bungalow to fit a first floor ensuite bedroom, with a dressing room under a new rear flat roofed dormer, with the addition of a new timber framed dining room and other internal layout alterations. The driveway will also be altered to improve the access and egress safety to the B3165 Lyme Road

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:

Brick and white painted render

Proposed materials and finishes:

Red brick and white painted render to the new garage. Exposed timber frame with white painted render infill panels and glazing to the new gable end and dining room extension White painted rendered finish to the rear dormer cheeks

Type:

Roof

Existing materials and finishes:

Brown tiled roof to the bungalow and red sheet material tiles to the existing garage

Proposed materials and finishes:

Re use the existing brown tiles to all of the road facing new roof sections with new matching tiles to the rear facing roof sections, where there is a shortfall in the quantity. Flat roof to the new garage and the rear dormer in grey fiberglass

Type:

Doors

Existing materials and finishes:

white ABS plastic

Proposed materials and finishes:

Natural timber finish to match the timber framing of the gable end and dining room

Type:

Vehicle access and hard standing

Existing materials and finishes:

tarmac driveway

Proposed materials and finishes:

Permeable driveway (technical details to be designed and colour TBC)

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

240219 Nostra Domus planning statement

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.

231218 Tree Survey - Nostra Domus

240212 Arboricultural Report - Nostra Domus - January 2024

240212 Tree Protection Plan - Nostra Domus - February 2024-East Elevation (A2 Landscape) 14.02.13

240212 Tree Protection Plan - Nostra Domus - February 2026-West Elevation (A2 Landscape)

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:

NDE003 rev1 Indicative block plan A3 1-500

Parking

Will the proposed works affect existing car parking arrangements?

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

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

Simon

Surname

Forster

Declaration Date

20/02/2024

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

Simon Forster

Date

20/02/2024