



## FOR OFFICE USE ONLY

Application No.

Receipt No.

Fee Received

Date 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

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

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

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Single storey side extension

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:**

Natural slate

**Proposed materials and finishes:**

Planted sedum flat roof with rubber membrane and anthracite grey pc aluminium parapet cappings

**Type:**

Walls

**Existing materials and finishes:**

Coursed Natural Stone

**Proposed materials and finishes:**

Coursed natural stone to very closely match existing stone in appearance.

**Type:**

Windows

**Existing materials and finishes:**

Anthracite grey pc aluminium

**Proposed materials and finishes:**

Anthracite grey pc aluminium to match existing, and oak frames in draught lobby

**Type:**

Doors

**Existing materials and finishes:**

Anthracite grey pc aluminium

**Proposed materials and finishes:**

Anthracite grey pc aluminium to match existing, glazed oak frame door in draught lobby

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

37.2419.01C

## 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

## 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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

EMAIL FROM LAUREN SPENSLEY DATED 15.12.23 REGARDING PREVIOUS (UNEXPECTEDLY REFUSED) APPLICATION

it is considered in this case that the size of the proposed extension and the impact on the openness and visual amenity of the green belt would result in a disproportionate addition and thus the proposal was fundamentally unacceptable in principle....Nevertheless, in terms of moving forward with a resubmission, alterations to the size and design of the proposals could reduce the scale of development to be considered acceptable within the green belt and resolve the design concerns in terms of impact on the host property, streetscene and special landscape area. WE HAVE REDUCED THE PERCENTAGE VOLUME INCREASE OF THE EXTENSION (INCLUDING THE EXISTING REAR EXTENSION) TO 27.4% OVER THE HOST DWELLING AND WE HAVE CHANGED THE PROPOSED MATERIALS FROM STANDING SEAM METAL CLADDING TO STONE WHICH WILL VERY CLOSELY MATCH THE STONE OF THE HOST DWELLING. WE SEE A POSITIVE ADVANTAGE IN USING A PLANTED SEDUM ROOF IN A SPECIAL LANDSCAPE AREA, AS IT WILL HAVE LOWER VISUAL IMPACT WHILST ENHANCING BIODIVERSITY.

In order to achieve some extra space in the living accommodation it may be more suitable to extend to the rear – building on the existing extension and reflecting its contemporary design and materials....in this location I suggest total extensions (including the existing rear extension) should not be more than 30% in volume above the original dwelling. IT IS NOT POSSIBLE TO EXTEND AT THE REAR OF THE PROPERTY AS IT WOULD BLOCK THE NEIGHBOURS' RIGHTS OF ACCESS - IT IS ONLY AT THE SIDE OF THE HOST DWELLING WHERE THERE IS SUFFICIENT SPACE TO EXTEND.

In relation to the porch element , it is considered that a small porch could be accommodated on the side elevation and this element would perhaps read better with the streetscene in a natural stone and slate construction, although if a flat roof is necessary to accommodate the window above, subject to a sympathetic design solution there may be scope for this..... Any porch element would need to be included in the volume calculations for green belt. PORCH INCLUDED IN VOLUME CALCULATION. AS LAUREN POINTS OUT, IT NEEDS TO NOT SCUPPER THE FIRST FLOOR WINDOW, BUT DOES NEED TO BE LOCATED ADJACENT TO THE EXISTING ENTRANCE DOOR.

## 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

First Name

Surname

Declaration Date

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

Hawdon Russell Architects

Date

23/02/2024