



Somerset Planning – East Team
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Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

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

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

BA11 6SS

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

1. NEW WIDER GATED ACCESS AT SIDE ON HOUSE
2. CONVERSION OF 2010 OUTBUILDING TO ANNEX ACCOMMODATION

Has the work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

RUBBLE STONE BOUNDARY WALLS. OUTBUILDING: STONE

Proposed materials and finishes:

ALL AS EXISTING

Type:

Roof covering

Existing materials and finishes:

OUTBUILDING ONLY: PLAIN TILES

Proposed materials and finishes:

AS EXISTING

Type:

Chimney

Existing materials and finishes:

OUTBUILDING - NONE

Proposed materials and finishes:

OUTBUILDING - NEW STOVE FLUE - SATIN BLACK FINISH

Type:

Windows

Existing materials and finishes:

OUTBUILDING; PAINTED TIMBER

Proposed materials and finishes:

OUTBUILDING - PAINTED TIMBER FRAMED

Type:

External doors

Existing materials and finishes:

OUTBUILDING: PAINTED TIMBER OFF THE SHELF STORE DOORS; WHITE METAL GARAGE DOOR

Proposed materials and finishes:

NEW PAINTED TIMBER, VICTORIAN STYLE 4 PANELLED FRONT DOOR; PAINTED TIMBER GLAZED SLIDING DOORS

Type:

Rainwater goods

Existing materials and finishes:

OUTBUILDING: BLACK METAL GUTTERING AND DOWN PIPES

Proposed materials and finishes:

AS EXISTING

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

EXISTING RUBBLE STONE WALLS; BRADSTONE WALLING ON BOUNDARY WITH VILLAGE SCHOOL

Proposed materials and finishes:

ALL AS EXISTING

Type:

Vehicle access and hard standing

Existing materials and finishes:

AT FRONT, ADJACENT TO HOUSE - NEW FIXED TIMBER FEATHER BOARD PANELLING/GATE. HARD STANDING: SLATE CHIPPINGS AND CONCRETE PAVING AT REAR: WIDE GRAVEL DRIVE, WITH TARMAC HARD STANDING - ALL AS EXISTING

Proposed materials and finishes:

AT FRONT: CHANGE TO PAINTED TIMBER GATE TO DETAILS PROVIDED HARD STANDING: NEW PERMEABLE GRANITE COBBLES AND SLATE CHIPPINGS AT REAR: WIDE GRAVEL DRIVE, WITH TARMAC HARD STANDING - ALL AS EXISTING

Type:

Lighting

Existing materials and finishes:

OUTBUILDING: 4 NUMBER EXISTING WALL MOUNTED LANTERN STYLE LIGHTS

Proposed materials and finishes:

OUTBUILDING: REMOVE ALL EXISTING EXTERNAL LIGHTING CHANGE TO 1NO. NEW DOWN LIGHT LED UNDER NEW PORCH CANOPY 1NO. NEW WALL MOUNTED DOWN LIGHT ALL LIGHTING LEDS, ON MOTION SENSORS; COMPLIANT WITH ILP Guidance 018/18 Bats and Artificial Lighting 1. Lighting to be LED light only, with dimming capacity 2. LEDs to have warm light spectrum <2700 Kelvin 3. Peak wave lengths higher than 550nm

Are you supplying additional information on submitted plans, drawings or a design and access statement?

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:

DWG 236 006 & DWG 236 007

REFER ALSO TO DAS AND HERITAGE REPORTS

Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

If Yes, please describe:

PROPOSED ADDITION ON SINGLE PARKING SPACE ADJACENT TO HOUSE.
REINSTATES ORIGINAL ACCESS; AND ALLOWED FOR DROP OFF ADJACENT TO HOUSE KITCHEN AND UTILITY

NO LOSS OR CHANGE TO PARKING AT REAR

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.

T1 - EXISTING AND PROPOSED PLANS 236 002 AND 004

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Mrs

First Name

Abi

Surname

McGillivray

Declaration Date

21/02/2024

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent 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

Abi McGillivray

Date

21/02/2024