

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

Dr

First name

Farooq

Surname

Aziz

Company Name

Address

Address line 1

26 THE RINGS

Address line 2

INGLEBY BARWICK

Address line 3

Town/City

Ingleby Barwick, Stockton-On-Tees

County

Country

United Kingdom

Postcode

TS175LL

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

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:

Proposed materials and finishes:

External Walls: New walls to achieve a U Value of 0.18W/m²K. To be either: Option 1 - 102.5mm outer leaf facing brickwork (to match as near existing) bedded in 1:1:5 cement/lime/sand mortar with 100mm cavity filled with 90mm Celotex PIR Board insulation. Provide stainless steel wall ties at 450mm vertical and 700mm staggered horizontal spacings with 300mm unbonded reveals, inner leaf to be 100mm thick blockwork Celcon Solar, OSA with minimum 4 N/mm² crushing strength and bedded in 1:1:5 mortar. Apply 12.5mm plasterboard and skim to internal faces. All jambs to be closed at openings. Minimum returns on brickwork walls to be 385mm. Option 2 - 102.5mm outer leaf facing brickwork (to match as near existing) bedded in 1:1:5 cement/lime/sand mortar with 100mm cavity filled with full fill mineral wool insulation. Provide stainless steel wall ties at 450mm vertical and 700mm staggered horizontal spacings with 300mm unbonded reveals, inner leaf to be 150mm thick blockwork Celcon Solar, OSA with minimum 4 N/mm² crushing strength and bedded in 1:1:5 mortar. Apply 12.5mm plasterboard and skim to internal faces. All jambs to be closed at openings. Minimum returns on brickwork walls to be 385mm

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Roof Construction: Concrete interlocking tiles to match as near existing to be clipped or nailed on every third course to 38mm x 25mm s.w. tiling battens with counter battens underneath on untearable sarking felt to BS 747 Type 1F on 50 x 175mm rafters 600mm centres. Bracing to be in accordance with BS 5268 Part 3. Mild steel straps at right angles to rafters at maximum 2.0 m centres. 12.5mm plaster board with skim coat to underside of rafters. Roof ventilation by means of uPVC continuous soffit ventilators fixed to eaves providing equivalent of a 10mm continuous gap to comply with Building Regulations. Where proposed roofs adjoin existing walls either provide a cavity tray at junction or silicone wash brickwork prior to placing flashing. Insulated Sloping Roof Second Floor: New roof to achieve a U Value of 0.18W/m²K. Sloping roof to be insulated with 100mm Kingspan Kooltherm K7 insulation boards between rafters with a further 50mm rigid insulation board under rafters and finished with 12.5mm plasterboard and skim. Allow for 50mm air gap above insulation for ventilation.

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

Windows and Doors: New glazing to achieve a U Value of 1.4W/m²K. New roof lights to achieve a U Value of 2.2W/m²K. All glazing is safety glazing to Part N of the Building Regulations. Double glazing with 16mm air gap argon filled and a soft low E coating or triple glazed with 12mm air gap and soft low E coating. Total glazing not to exceed 25% of the floor area otherwise Sap calculations or area weighted calculations are required to specify where additional insulation will be required. All habitable rooms to be provided with opening vents to give trickle ventilation equivalent to 1/20th of the relevant floor area and minimum 8000mm² background ventilation. New and replacement windows to have trickle vents. Night latches cannot be used in place of trickle vents. 3no 550 x 780mm Velux's to be fitted in accordance with manufacturer's instructions.

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Windows and Doors: New glazing to achieve a U Value of 1.4W/m²K. New roof lights to achieve a U Value of 2.2W/m²K. All glazing is safety glazing to Part N of the Building Regulations. Double glazing with 16mm air gap argon filled and a soft low E coating or triple glazed with 12mm air gap and soft low E coating. Total glazing not to exceed 25% of the floor area otherwise Sap calculations or area weighted calculations are required to specify where additional insulation will be required. All habitable rooms to be provided with opening vents to give trickle ventilation equivalent to 1/20th of the relevant floor area and minimum 8000mm² background ventilation. New and replacement windows to have trickle vents. Night latches cannot be used in place of trickle vents. 3no 550 x 780mm Velux's to be fitted in accordance with manufacturer's instructions.

Type:

Other

Other (please specify):

Foundation

Existing materials and finishes:

Proposed materials and finishes:

Foundation: To be 225mm thick and 600mm wide, 30 N/mm² concrete strip foundations minimum 600mm wide and 900mm deep with one layer of A393 mesh in bottom taken to a depth to suit ground conditions and to the satisfaction of the Building Control Officer. Foundations to be designed to take into account any adjacent trees. Foundations to be taken down to below the invert of any adjacent drains Masonry below DPC is to be either 7 N/mm² blockwork to BS 6073 or Class B engineering bricks to BS 3921, bedded in 1:3 cement/sand mortar.

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

Yes

No

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

24/0300/PREAPP

Date (must be pre-application submission)

18/02/2024

Details of the pre-application advice received

Planning Permission Required

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

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

26

Number:

Suffix:

Address line 1:

The Rings

Address Line 2:

Town/City:

Stockton-on-Tees

Postcode:

TS17 5LL

Date notice served (DD/MM/YYYY):

31/01/2024

Person Family Name:

Person Role

The Applicant

The Agent

Title

Dr

First Name

Farooq

Surname

Aziz

Declaration Date

22/02/2024

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

Farooq Aziz

Date

23/02/2024