



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

The application site is located in the desirable residential area of Southwell. The area surrounding the application site is predominantly residential with a mixture of detached properties each with individual character.

Trees, shrubs and hedges surround the immediate area. The site and property are not set within the green belt, a conservation area nor is the property listed. Property 49 is to the east of the application site, sitting closer to Westhorpe Road. To the west, property 57, a dormered two-storey property.

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Peter and Maeve

Surname

Dunne

Company Name

Address

Address line 1

55 Westhorpe

Address line 2

Address line 3

Town/City

Southwell

County

Nottinghamshire

Country

Postcode

NG25 0NE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Agent Details

Name/Company

Title

Mr

First name

Carl

Surname

Croft

Company Name

Croft Architecture Ltd

Address

Address line 1

6 & 7 Pearl House Anson Court

Address line 2

Stafford Technology Park

Address line 3

Beaconside

Town/City

Stafford

County

Country

United Kingdom

Postcode

ST18 0GB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The intention is to extend and update the property to create a home that is practical for the family, with plenty of natural day light, space, and style to add value to the property. The house currently has a sloping roof and dormered windows - the proposed works involves lifting the eaves and creating a fully heighted space to the first floor creating better circulation within the dwelling. To the ground floor the proposal is to remodel the existing spaces to create a space suitable for the families needs; with a larger kitchen, increased headroom for the entrance/stairwell and better links to the garden at the rear. to the first floor, the lifting of the eaves will allow for both bedroom 2 and 3 to enlarge in size. Reducing the en-suite of the master bedroom also allows that to increase in size - adding a Juliette balcony to create a stronger link to the private garden and bringing in natural light and ventilation.

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 Render Tile Hanging

Proposed materials and finishes:

Brick Render Horizontal Cladding Brick slips

Type:

Roof

Existing materials and finishes:

Tiles

Proposed materials and finishes:

Interlocking roof tiles

Type:

Windows

Existing materials and finishes:

UPVC

Proposed materials and finishes:

UPVC to match Thermally broken double glazed aluminum

Type:

Doors

Existing materials and finishes:

UPVC

Proposed materials and finishes:

UPVC to match

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

2763-001 - Existing Site Location Plan
2763-002 - Existing Site Plan
2763-003 - Existing Block Plan
2763-101 - Existing Plans
2763-102 - Existing Roof Plan
2763-103 - Existing Elevations
2763-301 - Proposed Site Location Plan
2763-302 - Proposed Site Plan
2763-303 - Proposed Block Plan
2763-304 - Proposed Plans
2763-305 - Proposed Elevations
2763-306 - Proposed Roof Plan
2763-307 - Photographs of existing property and landscape

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.

2763-004 - Existing Tree Locations
2763-307 - Photographs of Existing Property and 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

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

The proposal involves a garage to replace the existing carport. This provides additional indoor space with the option to lock away cars for additional security

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

Carl

Surname

Croft

Declaration Date

20/12/2023

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

Carl Croft

Date

20/12/2023