

Department for Environmental and Community Services

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Strategic Planning,
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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

Mr & Mrs

First name

Surname

Phillips

Company Name

Address

Address line 1

79 Robin Way

Address line 2

Address line 3

Town/City

Chipping Sodbury

County

South Gloucestershire

Country

Postcode

BS37 6JR

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

James

Surname

Goatman

Company Name

Digital Planit

Address

Address line 1

2 Fitzhardinge Way

Address line 2

Address line 3

Town/City

Berkeley

County

Country

United Kingdom

Postcode

GL13 9EG

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

ADDITION OF A 2 STOREY AND A SINGLE STOREY EXTENSION TO PROVIDE ADDITIONAL/EXTENDED LIVING ACCOMMODATION.

THIS PROPERTY AND THE SURROUNDING HOUSING ESTATE HAVE THEIR MAIN VEHICLE AND PEDESTRIAN ACCESS AT WHAT IS ESSENTIALLY THE REAR. THIS BEING VIA ROBIN WAY ITSELF. WHAT ONE WOULD CONSIDER TO BE THE FRONT ELEVATION, FACES "COMMON GROUND" THAT CAN ONLY BE ACCESSED/VIEWED ON FOOT. THIS IS A VERY COMMON PLACE SCENARIO IN THIS LOCATION. IN THIS CASE, 79 ROBIN WAY HAS A LARGE FRONT, HARD LANDSCAPED, GARDEN AND BEYOND THAT, A PUBLIC FOOTPATH WHICH RUNS THE LENGTH OF THE STREET. BEYOND THE FOOT PATH IS AN ALLOTMENT AND THIS TERMINATES WITH A HEAVY DUTY STEEL FENCE THAT PARTITIONS THE ALLOTMENT FROM THE RAILWAY CUTTING. AS SUCH THIS VISTA CAN ONLY BE VIEWED FROM THE FOOTPATH.

THIS PROPOSAL SEEKS TO BUILD A 3M DEEP, 2 STOREY EXTENSION ON THE FRONT ELEVATION AND A 3M DEEP, SINGLE STOREY EXTENSION ON THE REAR ELEVATION. THERE ARE A GREAT MANY PRECEDENTS ON ROBIN WAY ITSELF FOR SIMILAR SINGLE STOREY REAR EXTENSIONS AND SEVERAL EXAMPLES OF SIMILAR 2 STOREY FRONT EXTENSIONS IN THE IMMEDIATE LOCALITY. 125 MALLARD CLOSE IS A PARTICULARLY GOOD EXAMPLE. WHILST FRONT EXTENSIONS OF THESE PROPORTIONS ARE OFTEN OFF-LIMITS DUE TO STREET SCENE PROTOCOLS, THE BESPOKE CIRCUMSTANCES AND THE FACT THAT THE FRONT ELEVATION CANNOT BE VIEWED FROM A HIGHWAY, PRESENT AN ALTERNATIVE PERSPECTIVE - AND ONE IN WHICH OTHER SIMILAR OR IDENTICAL DEVELOPMENTS HAVE BEEN ALLOWED LOCALLY. ATTACHED TO THIS APPLICATION IS A MONTAGE OF PHOTOGRAPHS THAT SHOW JUST SOME OF THE LOCAL PRECEDENTS WE HAVE IDENTIFIED. OTHER PHOTOS PROVIDED OF THE PROPERTY SHOW THAT THE FRONTAGES ALONG THE FOOTPATH ARE ON A CURVE AND HAVE AN IRREGULAR ALIGNMENT.

THE FRONT EXTENSION WILL BE MODEST AT 3M DEEP AND WILL STILL LEAVE AMPLE AMENITY SPACE REMAINING. THE DESIGN OF THE 2 STOREY EXTENSION IS TO EXACTLY REPLICATE THE EXISTING FRONT FACADE. IT WOULD BE AS THOUGH THE BUILDING HAD SIMPLY BEEN STRETCHED. THIS WILL REMAIN COMPLETELY IN KEEPING WITH THE EXISTING PROPERTY AND THE SURROUNDING PROPERTIES AND THIS APPROACH WILL BE LESS CONSPICUOUS THAN INCORPORATING SUBSERVIENCE THROUGH LOWERED RIDGE AND EAVES HEIGHTS. AGAIN WE DRAW YOUR ATTENTION TO 125 MALLARD CLOSE AS A PERFECT EXAMPLE. THE SINGLE STOREY REAR EXTENSION WILL ALSO HAVE EXTERNAL FINISH TO MATCH THE EXISTING AND BE FINISHED WITH A MONO-PITCH, TILED ROOF. FULL PLANS ACCOMPANY THIS APPLICATION.

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 WITH HANGING TILE CLADDING AT FIRST FLOOR LEVEL

Proposed materials and finishes:

TO EXACTLY MATCH EXISTING

Type:

Roof

Existing materials and finishes:

CONCRETE ROOF TILES

Proposed materials and finishes:

ROOF TILES AND PROFILE TO EXACTLY MATCH EXISTING

Type:

Windows

Existing materials and finishes:

UPVC

Proposed materials and finishes:

UPVC

Type:

Doors

Existing materials and finishes:

UPVC

Proposed materials and finishes:

UPVC

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

FULL CAD PLANS REF: 543449-24-1, 543449-24-2, 543449-24-3, 543449-24-4, 543449-24-5, 543449-24-6, 543449-24-7, 543449-24-8, 543449-24-9, 543449-24-10, 543449-24-11, 543449-24-12 AND 543449-24-13

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 reduced 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

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

James

Surname

Goatman

Declaration Date

28/02/2024

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

James Goatman

Date

28/02/2024