

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

First name

James

Surname

Tompkinson

Company Name

Address

Address line 1

6 Oughton Close

Address line 2

Address line 3

Yarm

Town/City

Stockton-on-Tees

County

Country

United Kingdom

Postcode

TS15 9SZ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Currently the detached dwelling has a double garage attached at the roof level of the garage. The detached house and the double garage are separated by a narrow corridor. The garage has two separate "up and over" doors opening on to a wide drive. The garage has a pitched tiled roof matching in with the house.

The proposal is to convert the double garage into a new sitting room with bi-fold doors opening onto the rear garden. The garage doors would be removed, the voids being half bricked up (to match existing brickwork) and replaced with windows matching the existing front house windows. The roofline and footprint of the buildings would remain as existing. The garage and house would be joined permanently with a new, small corridor extending from the side of the house to the side of the garage. The corridor would be built in matching brickwork with foundations, lintels, and insulation etc all to the appropriate standard.

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:

Windows

Existing materials and finishes:

UPVC double-glazed windows

Proposed materials and finishes:

UPVC windows to match existing at front. BI-fold aluminium doors at rear.

Type:

Walls

Existing materials and finishes:

Brickwork and mortar

Proposed materials and finishes:

Brickwork and mortar to match existing

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

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

Application No: 23/2211/PREAPP

Date (must be pre-application submission)

28/11/2023

Details of the pre-application advice received

Rachel Powell informed me that it would appear that planning permission would be required and that should I wish to apply for planning permission I should submit a householder application form in addition to Existing and Proposed elevations at scale 1:100 or 1:50, Existing and Proposed floor plans at scale 1:100 or 1:50 and an OS location plan at 1:1250 together with the appropriate fee of £258.00. I was also informed that Building Regulations approval may also be required, and to contact them, which I have done.

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

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

6

Suffix:

Address line 1:

Oughton Close

Address Line 2:

Yarm

Town/City:

Stockton-on-Tees

Postcode:

TS15 9SZ

Date notice served (DD/MM/YYYY):

06/04/2023

Person Family Name:

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

James

Surname

Tompkinson

Declaration Date

06/04/2023

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

James Tompkinson

Date

17/01/2024