



Monmouthshire County Council  
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Cyngor Sir Fynwy  
Neuadd y Sir, Rhadyr, Brynbuga  
NP15 1GA

## Householder Application for Planning Permission for works or extension to a dwelling

### Town and Country Planning Act 1990

#### 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 Details

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

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

Simon

Surname

Hutchings

Company Name

## Address

Address line 1

150 Greengates Hereford Road

Address line 2

Address line 3

Monmouthshire

Town/City

Monmouth

Country

Postcode

NP25 3GA

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Email address

## Agent Details

Name/Company

Title

Mr

First name

S

Surname

Horowskyj

Company Name

Morgan & Horowskyj Architects

## Address

Address line 1

The School Room

Address line 2

Castle Street

Address line 3

Town/City

Abergavenny

Country

United Kingdom

Postcode

NP7 5EE

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Resubmission of approved Planning Application DM/2023/01635

Has the work already been started without planning permission?

Yes

No

## **Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicle or 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

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## **Trees and Hedges**

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

Yes

No

**If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'**

## **Biodiversity and Geological Conservation**

**Does your proposal involve:**

(i) demolition of a building?

Yes

No

(ii) alterations or enlargement to your roof?

Yes

No

(iii) the loss of any trees or hedgerows?

Yes

No

**If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.**

**Your local planning authority will be able to advise you further, guidance is also available in the help text.**

## 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? (Please select only one)

The agent

The applicant

Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning 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

Emails

Date (must be pre-application submission)

28/02/2023

Details of the pre-application advice received

Planning permission was granted for the scheme under application DM/2023/01635. Since approval our clients have been unable to secure access through the neighbour's property to erect scaffolding. We provided a revised side elevation omitting the rendered gable. The planning officer noted "whilst the changes are likely to be acceptable, we cannot consider them under a non-material amendment as it is a material change to what was originally approved.". We also agreed a change from the originally approved zinc cladding to Millboard Board & Batten+ (colour = burnt cedar).

## Authority Employee/Member

With respect to the Authority, is the applicant 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

Do any of these statements apply to you?

- Yes  
 No

## Ownership Certificates

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- 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 (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Ben

Surname

Bowker

Declaration Date

01/03/2024

Declaration made

## Agricultural Holding Certificate

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding  
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Ben

Surname

Bowker

Declaration Date

01/03/2024

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:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available 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

Ben Bowker

Date

01/03/2024