



**Basingstoke  
and Deane**

Basingstoke and Deane Borough Council

Civic Offices, London Road,  
Basingstoke, Hampshire RG21 4AH

www.basingstoke.gov.uk | 01256 844844  
customer.service@basingstoke.gov.uk

Follow us on [Twitter](#) @BasingstokeGov

## Application for Planning Permission; Consent to Display an Advertisement(s)

Town and Country Planning Act 1990 (as amended); Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (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

Cagri

Surname

Albayrak

Company Name

### Address

Address line 1

11 Dukes Meadow

Address line 2

Address line 3

Town/City

Bramley

County

Country

England

Postcode

RG26 5GQ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Site Area

What is the measurement of the site area? (numeric characters only).

188.00

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Planning application for the change of use from class F2(A) to E (for bistro & farm shop use), installation of extractor vent, air conditioner outdoor units, stone tiles footpath and Display of various advertisement sign: to include 3no fascia signs, 1 no floor farm sign & wall washer lights

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

The unit is vacant at the moment. It has Class F2(a) usage according to the previous application.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

It was an office.

When did this use end (if known)?

dd/mm/yyyy

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

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:**

Roof

**Existing materials and finishes:**

**Proposed materials and finishes:**

It is proposed to install the extractor round ducting that will go through the roof and be covered by tiles to match the existing roof material(tile). There will not be commercial flue looks.

**Type:**

Other

**Other (please specify):**

on the ground

**Existing materials and finishes:**

**Proposed materials and finishes:**

The proposed design includes 3 small air conditioner outdoor units that will be positioned on the ground of the east of the building. From the exterior, these three units will be very small additions. They will be covered with wood decorative panels to match the existing façade.

**Type:**

Walls

**Existing materials and finishes:**

**Proposed materials and finishes:**

- 2no fascia signs with wall washer lights : It is proposed to install 2 new signs which include rusty metal letters on north and east elevations. These will be directly installed on the wood and keep the character of the building. A 900mm wide trough lights (black steel, low lumen) will be positioned below the fascia signs. - 1 wall sign : It is proposed to change the permitted non-illuminated signage size on the north elevation to 1200h x 1900w mm. - 1 no floor farm sign : The proposed non-illuminated farm sign will be wood with rusty metal letters and be located on the ground and provide recognition of the branding.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

**Proposed materials and finishes:**

It is proposed to install a "stone tile footpath" on the grass. The details were shown in the drawings.

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

Drawing No : 2023-02-026-003  
Drawing No : 2023-02-026-004  
2023-02 Design Statement  
2023-02 Sign Justification Statement

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

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

Please provide information on the existing and proposed number of on-site parking spaces

### Vehicle Type:

Cars

### Existing number of spaces:

10

### Total proposed (including spaces retained):

10

### Difference in spaces:

0

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No



### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes  
 No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0.04

Note: This is either on the date of the application, or an earlier alternative date you seek to agree with the planning authority

Please provide the date the onsite pre-development biodiversity value was calculated

07/02/2024

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Which version of the biodiversity metric was used?

Small Site Metric Statutory Biodiversity Metric Calculation Tool

When was the version of the biodiversity metric used published?

22/02/2024

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

**Document/Plan:**  
Biodiversity metric calculation

**Document name/reference:**  
Small Site Metric Statutory Biodiversity Metric Calculation Tool

Note: you must supply a complete biodiversity metric calculation with your application

Does the pre-development biodiversity value and date used above factor in the loss of any onsite habitat because of activities carried out before the submission of this application?

- Yes  
 No

Please provide the date the pre-development biodiversity value was calculated?

07/02/2024

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- Yes
- No

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Please add details of the Use Classes and floorspace.

### Use Class:

E(b) - Sale of food and drink for consumption mostly on the premises

### Existing gross internal floorspace (square metres) (a):

188

### Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

188

### Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

188

### Net additional gross internal floorspace following development (square metres) (d = c - a):

0

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	<input type="text" value="188"/>	<input type="text" value="188"/>	<input type="text" value="188"/>	<input type="text" value="0"/>

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

E(b) - Sale of food and drink for consumption mostly on the premises

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

07:00

**End Time:**

20:00

**Saturday:**

**Start Time:**

07:00

**End Time:**

20:00

**Sunday / Bank Holiday:**

**Start Time:**

07:00

**End Time:**

20:00

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

Display of various advertisement signs: to include 3no fascia signs, 1 no floor farm sign & wall washer lights.

- 2no fascia signs with wall washer lights : It is proposed to install 2 new signs which include rusty metal letters on north and east elevations. These will be directly installed on the wood and keep the character of the building. A 900mm wide trough lights (black steel, low lumen) will be positioned below the fascia signs.

- 1 wall sign : It is proposed to change the permitted non-illuminated signage size on the north elevation to 1200h x 1900w mm.

- 1 no floor farm sign : The proposed non-illuminated farm sign will be wood with rusty metal letters and be located on the ground and provide recognition of the branding.

**Advertisement Type:**

Other type

**Height:**

1 metres

**Width:**

1 metres

**Depth:**

0.15 metres

**What is the height from the ground to the base of the advertisement?:**

1 metres

**What is the maximum projection of the advertisement from the face of the building?:**

10 metres

**What is the maximum height of any of the individual letters and symbols?:**

20 centimetres

**What materials will the advertisement be made of?:**

Floor-farm sign : The proposed non-illuminated farm sign will be wood with rusty metal letters and be located on the ground.

**The colour of text and background:**

**Will the advertisement be illuminated?:**

**Advertisement Type:**

Fascia Sign

**Height:**

1.9 metres

**Width:**

3.5 metres

**Depth:**

0.05 metres

**What is the height from the ground to the base of the advertisement?:**

2.5 metres

**What is the maximum projection of the advertisement from the face of the building?:**

15 metres

**What is the maximum height of any of the individual letters and symbols?:**

100 centimetres

**What materials will the advertisement be made of?:**

It is proposed to install 2 new signs which include rusty metal letters on north and east elevations. These will be directly installed on the wood. 900mm wide trough lights (black steel, low lumen) will be positioned below the fascia signs. The proposed logo will be made of wood and include a light green colour and rusty metal letters.

**The colour of text and background:**

**Will the advertisement be illuminated?:**

Yes

**Will the advertisement be illuminated internally or externally?:**

Externally

**Illuminance levels:**

1000 cd/m<sup>2</sup>

**Will the illumination be static or intermittent?:**

Intermittent

**Advertisement Type:**

Other type

**Height:**

1.2 metres

**Width:**

1.9 metres

**Depth:**

0.05 metres

**What is the height from the ground to the base of the advertisement?:**

0.8 metres

**What is the maximum projection of the advertisement from the face of the building?:**

10 metres

**What is the maximum height of any of the individual letters and symbols?:**

20 centimetres

**What materials will the advertisement be made of?:**

Wood panel with rusty letters

**The colour of text and background:**

**Will the advertisement be illuminated?:**

Please describe each of the 'Other type(s)' of advertising proposed

1 wall sign : It is proposed to change the permitted non-illuminated signage size on the wall of north elevation to 1200h x 1900w mm.  
1 floor farm sign : The proposed non-illuminated farm sign will be wood with rusty metal letters and be located on the ground and provide recognition of the branding.

### Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

- Yes
- No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

- Yes
- No
- Not Applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s)

The permitted signages were shown in the drawings.

Will the proposed advertisement(s) project over a footpath or other public highway?

- Yes
- No

### Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From Date

04/03/2024

To Date

05/03/2029

## 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

## Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

- Yes  
 No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?

- 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

<p><b>Name of Owner/Agricultural Tenant:</b> ***** REDACTED *****</p> <p><b>House name:</b></p> <p><b>Number:</b></p> <p><b>Suffix:</b></p> <p><b>Address line 1:</b> The Byre Lantern Courtyard</p> <p><b>Address Line 2:</b> The Street</p> <p><b>Town/City:</b> Bramley</p> <p><b>Postcode:</b> RG26 5DE</p> <p><b>Date notice served (DD/MM/YYYY):</b> 22/02/2024</p> <p><b>Person Family Name:</b></p>
---

Person Role

- The Applicant  
 The Agent

Title

Mr
----

First Name

Cagri
-------

Surname

Albayrak

Declaration Date

22/02/2024

Declaration made

## Declaration

I/We hereby apply for Full planning & display of advertisements 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

Seyma Dilber

Date

22/02/2024