


**UTTLESFORD DISTRICT COUNCIL**

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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

First name

Christian

Surname

Jackman

Company Name

### Address

Address line 1

4 FRESHWELL GARDENS

Address line 2

SAFFRON WALDEN

Address line 3

ESSEX

Town/City

County

Country

United Kingdom

Postcode

CB101BZ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

## Description of Proposed Works

Please describe the proposed works

4 Freshwell Gardens is a 3 bedrooms terraced property. At the rear of the property, there is an existing small single storey flat roof extension leading to the kitchen.

The proposed work will be to remove the existing extension and replace with a new extension which is built to the current/ modern day standards of building regulation. The new extension will match the existing extensions dimensions ( 2700MM HIGHT, 5300MM WIDTH, 3000MM LENGTH) In order to negate any impact on the neighbouring properties. The new extension will be built with brick and mortar that matches the existing building and neighbouring properties. This will allow for the new proposed work provide good symmetry throughout the whole property and to match in with the local aesthetic. In the new extension there will be new rear glazed patio doors and windows. This will provide a more contemporary design. No overlooking to the neighbouring property will occur. There will be no need to create any new access, change any drainage or amended any boundaries to the property.

### PARKING

The present parking facilities won't be altered by the proposed extension. The proposal does not increase the requirement of parking spaces and does not alter the vehicular or pedestrian access.

### CONCLUSION

Because of its non-predominant position, the proposed works won't affect negatively the importance of the conservation area and a more contemporary design will enhance the quality of the property.

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:**

Red brick and mortar Unknown exact type/ colour

**Proposed materials and finishes:**

from initial panning regarding materials its propose that we would used 'Wienerberger facing brick Warnham Rudwick red' or any red brick that would fit the current properties outer walls as much as possible. The brick will not be rendered over in any way as to mach the already existing aesthetic.

**Type:**

Roof

**Existing materials and finishes:**

Flat felt roof.

**Proposed materials and finishes:**

The proposed new roof would match the flat design and lay out of the existing roof. However it would be a fibreglass roof of the same dark grey colour of the existing roof. This will provide a more contemporary and better structural design.

**Type:**

Windows

**Existing materials and finishes:**

White UPVC windows facing out to the sides of the existing extension that have Obscure glass.

**Proposed materials and finishes:**

as shows in the exterior plans, the proposed work would replace the existing larger windows with more discreet smaller windows. The new windows would grey aluminium windows. There is also a new skylight that is detailed din the proposed design, this will be incorporated into the new fibre glass Roof. This will provide a more contemporary and better structural design. No overlooking to the neighbouring property will occur

**Type:**

Doors

**Existing materials and finishes:**

Rear white wooden patio doors with glass panels

**Proposed materials and finishes:**

As shows in the exterior plans, the proposed work would replace the existing rear wooden patio doors and single pane glass windows with a double glassed Bifold door comprising of three panels. The new bifold doors would be grey aluminium windows. This will provide a more contemporary and better structural design. No overlooking to the neighbouring property will occur.

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

All materials and designs discussed above are show in the attached plans titled '4 Freshwell gardens exterior and elevation plans'

## 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

## 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

Christian

Surname

Jackman

Declaration Date

21/02/2024

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

Christian Jackman

Date

12/03/2024