

Department for Environmental and Community Services

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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

Leon

Surname

Kelly

Company Name

Address

Address line 1

15 Fouracre Avenue

Address line 2

Address line 3

Town/City

Downend

County

South Gloucestershire

Country

Postcode

BS16 6PD

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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 *****

Description of Proposed Works

Please describe the proposed works

Construction of two storey extension to side and single storey extension to rear. Internal reconfiguration works to suit

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:

Painted render

Proposed materials and finishes:

Painted render to match existing

Type:

Windows

Existing materials and finishes:

Double glazed brown UPVC windows

Proposed materials and finishes:

New UPVC double glazed windows (white)

Type:

Roof

Existing materials and finishes:

Concrete roof tile

Proposed materials and finishes:

Two storey extension: Roof tile to match existing Single storey extension: GRP Flat roof

Type:

Doors

Existing materials and finishes:

Painted/varnished timber

Proposed materials and finishes:

Existing front door to remain as is. New sliding doors to rear: Double Glazed Polyester Powder Coated Aluminium (Dark Grey)

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

4073 15 Fouracre Ave- Supporting Photographic Doc Oct 2023

4073 001 15 Fouracre Ave Site Location Plan

4073 002 15 Fouracre Ave Existing Block Plan

4073 003 15 Fouracre Ave Proposed Block Plan

4073 004 15 Fouracre Ave Existing Plans

4073 005 15 Fouracre Ave Existing Roof Plan

4073 006 15 Fouracre Ave Existing Elevations

4073 012 D 15 Fouracre Ave Proposed Plan

4073 013 B 15 Fouracre Ave Proposed Roof Plan

4073 014 15 Fouracre Ave Proposed Elevations

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

If Yes, please describe:

Existing garage is too small for modern family car. This is to be removed and driveway extended within curtilage. No overall change in number of parking spaces.

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

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

Email advising reasons for refusal

Date (must be pre-application submission)

23/11/2023

Details of the pre-application advice received

Email correspondence received advising that application reference P23/02822/HH would be refused. Withdrawal of this application was advised. See extract of email conclusion below:

"Given the nature of the issues detailed above, should your client wish to pursue a side and rear extension at their property, it would need to be comprehensively reimagined to secure a planning approval. I would suggest an extension akin to that exhibited at No.17, replacing the existing garage with an extended driveway along the site boundary to accommodate an extra parking space, is likely to be the maximum extent of development that would be supportable given the constraints of the site. Due to the wide ranging nature of the changes required, I do not see that this could be achieved via amendments to the current proposal and would very strongly recommend that this application is withdrawn and a revised scheme submitted utilising the 'free go'."

Original application was confirmed withdrawn by letter on 24.01.23

This application addresses the planning officers concerns and replaces the original application

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

First Name

Surname

Declaration Date

05/02/2024

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

Mark Watkins

Date

11/03/2024