



**Somerset Planning – East Team**  
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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

Mrs

First name

Maggie (Margaret)

Surname

Toner-Baker

Company Name

### Address

Address line 1

105 Sheldon Drive

Address line 2

Address line 3

Town/City

WELLS

County

Country

United Kingdom

Postcode

BA5 2HF

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

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:**

Brick (red) Render (white)

**Proposed materials and finishes:**

Brick - small wall Windows UPVC Door UPVC

**Type:**

Roof

**Existing materials and finishes:**

Picket roof Brown slate

**Proposed materials and finishes:**

One single story picket roof Insulated roof tile structure

**Type:**

Windows

**Existing materials and finishes:**

PVC White Double Glazed

**Proposed materials and finishes:**

PVC White Double Glazed

**Type:**

Doors

**Existing materials and finishes:**

PVC White Glass Top 1 Door - entry

**Proposed materials and finishes:**

PVC White 1 Door - Glass Top Double Doors - Glass Top and Bottom

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Feather board wooden fence Cuprinol treatment

**Proposed materials and finishes:**

Feather board wooden fence No change

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Concrete standing

**Proposed materials and finishes:**

Concrete standing No change

**Type:**

Lighting

**Existing materials and finishes:**

One Electrical Living Room Lighting -

**Proposed materials and finishes:**

One Electrical Living Room Light One additional Room Light in proposed Green Room

**Type:**

Other

**Other (please specify):**

Proposed Green Room

**Existing materials and finishes:**

We would take up the existing patio area to level out the footings to occupy the extension knocked through from the existing bay window and wall currently the outside wall of living area. There will be no requirement for changes to residential parking, road network or access to the property.

**Proposed materials and finishes:**

Full List of Materials: • Brick and block insulation • PVC double glazing • PVC guttering • The proposed extension will be covered by a lightweight insulated roof tile structure • 1 radiator • Double electric sockets x 2 • Wood flooring • Re-cycle patio slabs

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

References for plans:

2023 / 1081 / CLP 2 Site and Location

Scaled Plans

Porch and Garden designs

Additional material uploaded to documents

## 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

2023 /1081 / CLP 2 105 Sheldon Drive WELLS BA5 2HF

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

**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

2023/1081/CLP

Date (must be pre-application submission)

08/01/2024

Details of the pre-application advice received

We had previously applied for Lawful planning but this was rejected on the 29 February 2024 for the following reasons:

When planning permission was given for the erection of your dwelling, the Local Planning Authority removed permitted development rights and as such the extension proposed to provide a garden room can not be considered under the permitted development regime as set out by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore Planning Permission would be required

We have uploaded a copy of this decision for your information.

## 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

Mrs

First Name

Maggie

Surname

Toner-Baker

Declaration Date

07/03/2024

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, 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

Maggie (Margaret) Toner-Baker

Date

07/03/2024