



**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

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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 & Mrs

First name

D

Surname

Bearman

Company Name

### Address

Address line 1

Gables Newnham Road

Address line 2

Address line 3

Town/City

Newnham

County

Hampshire

Country

Postcode

RG27 9AE

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 \*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Proposed erection of replacement detached garage following removal of existing garage.

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 to house and garage.

**Proposed materials and finishes:**

Facing quality red brick at low level to match existing colour, style and texture. Stained horizontal timber boarding.

**Type:**

Roof

**Existing materials and finishes:**

Green coated, profiled metal sheeting to garage. Small plain concrete roof tiles to house.

**Proposed materials and finishes:**

Small plain concrete roof tiles with matching half round ridge and bonnet hip tiles to match host dwelling.

**Type:**

Windows

**Existing materials and finishes:**

White upvc casement windows with diagonal leaded lights to house and garage.

**Proposed materials and finishes:**

N/A

**Type:**

Doors

**Existing materials and finishes:**

Green coated, solid composite front entrance door with full height, fully glazed white upvc sidelights. Fully glazed, white upvc rear doors with diagonal leaded lights. Green coated, pressed metal vehicular entrance door to garage. Green coated, solid composite garage personnel door.

**Proposed materials and finishes:**

Roller shutter to vehicular entrance door. Partially glazed, timber personnel door to match timber boarding.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

2.1m high red brick walling to rear/side boundaries. 1.9m high vertical timber closeboard fencing to side boundary. 1.2m high vertical timber closeboard fencing with matching automated entrance gates to front boundary.

**Proposed materials and finishes:**

All to be retained.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Paved patio to rear. Gravel dressed driveway.

**Proposed materials and finishes:**

All to be retained.

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

Flood mapping extract.  
Design, access and heritage statement.  
Bat assessment statement.  
Drwg. refs: WSD / 583 - 001 to 007 incl.  
Application covering letter.  
Community Infrastructure Levy (CIL) questions form.

## 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.

Drwg. ref: WSD / 583 - 002.

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 single garage in rear garden to be removed but proposal is for replacement double garage to front garden so nett increase in parking without impacting on turning or existing access.

## 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

Graeme

Surname

Rowe

Declaration Date

15/03/2024

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

Graeme Rowe

Date

15/03/2024