



Economic Prosperity & Place Directorate Wyre Forest House, Finepoint Way, Kidderminster. Worcs DY11 7WF
 telephone: **01562 732928** email: **devcontrol@wyreforestdc.gov.uk** website: **www.wyreforestdc.gov.uk**
 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

Joanne

Surname

Obrien

Company Name

Address

Address line 1

2 Linden Grove

Address line 2

Address line 3

Town/City

Kidderminster

County

Country

United Kingdom

Postcode

DY10 1TF

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

We are requesting permission to build a 1 bedroom grannie annex at the bottom of our garden for my mother and father-law:

The size of the garden annex will be 8 Meters (length) by 5 Meters (Width) by 2.4 Meters (Height)

All utilities will come directly from 2 Linden Grove, DY10 1TF property

We will make sure the resulting structure will be an attractive addition to the grounds

The garden annex would be used by Graham and Joyce Billingsley

The backdrop to why we are looking to do this:

Unfortunately, over the past few months, my father-in-law (Graham, aged 85) has been diagnosed with asbestos in the lungs. He now can't walk more than a few steps without being out of breath, he also must use an oxygen machine at home several times a day

He lives with his wife Joyce, who is 81; we can't and shouldn't rely on Joyce to care for Graham. The ideal solution would be to move Graham and Joyce to a garden annex at the bottom of our garden. Joanne, their daughter, is permanently at home and could support them with any needs. All family members think this is the best move, which would give Joyce and Graham huge comfort while in their elderly stage of life.

We will do our best to make sure the garden annex blends into the surrounding area

The purpose usage is for residential - The property would include one bedroom with an on-suit shower and toilet, there will also be an open plan kitchen and lounge area

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:

Proposed materials and finishes:

All exterior walls are to be clad with larch timber

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Black rubber roof

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

All windows will be done in anthracite grey on white

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Anthracite grey on white French doors

Type:

Lighting

Existing materials and finishes:

Proposed materials and finishes:

3 x small sidelights at the front

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Fence panels are already in place

Proposed materials and finishes:

No additional fencing is needed

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

I will be attaching the following information:

Page 1 - The backdrop to why we are requesting standard householders planning application
Concept drawing

Page 2 - Identical garden room concept that we would like to build (both windows would be the same size as the one in the middle)

Page 3 - More concept drawings covering different viewpoints

Page 4 - Concept drawing front view

Page 5 - Dimensions of the garden building

Page 6 - Interior concept

Page 7 - HM Land Registry Current Title Plan

Page 8 - Google Maps satellite view with garden building location

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

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

Planning (Listed Buildings and Conservation Areas) Act 1990

Application Reference: 24/0005/PD

Description: Construction of an outbuilding to be used as an annex

Site Location: 2 Linden Grove, Kidderminster, Worcestershire, DY10 1TF

I refer to your recent enquiry concerning the above proposal.

I have had regard to the detail contained in your application form/correspondence and am of the view that the proposed development does not constitute permitted by virtue of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, because the use of the proposed annex is not incidental to the main dwelling house.

Please note, the views expressed in this letter represent an informal Officer's view and do not form a formal determination and are given without prejudice of any formal decision the Council may wish to make.

Yours faithfully

Megan Skelding
Planning Officer

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

Joanne

Surname

Obrien

Declaration Date

20/03/1969

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

Joanne Obrien

Date

14/03/2024