

Chichester District Council

East Pallant House
 1 East Pallant
 Chichester
 West Sussex PO19 1TY
 Email: dcplanning@chichester.gov.uk
 Telephone: (01243) 534734



Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

SW15 2QS

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Demolition of a potting shed, construction of a single-storey side extension and a single-storey rear extension, three skylights to the existing roof, replacement of single-glazed windows and conservatory with double-glazing, and internal alterations

Has the work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

If the answer to c) is Yes

What is the total volume of the listed building?

1015.00	Cubic metres
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What is the volume of the part to be demolished?

18.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1968

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

<p>The potting shed is not present in a photo from 1933, or a plan from 1968, which leads us to believe it is one of the most recent additions to the house.</p> <p>It is simply constructed as an extension of the south wing, jutting out from the main house, and with minimal fenestration.</p> <p>The walls are red brick, with a pitched, clay tile roof continuing from the main house, and two brick chimneys from an internal fireplace.</p>

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

<p>At present, the potting shed and adjoining wall prevent natural light from entering the house, while impeding development of the house to the south.</p> <p>Given its age and modest construction, the shed adds little by way of heritage value to the main historic building.</p> <p>The side-extension would replace the potting shed, consolidating the existing two small, internal rooms.</p> <p>The result is a larger, more functional and well-lit living/dining space, connecting to the current kitchen, proposed circulation, entrance, and courtyard garden.</p> <p>This improves the circulation and illumination of the ground floor, and enables contemporary living/kitchen/dining.</p> <p>The rear-extension is needed as a utility room to further free up space that would otherwise be located in the kitchen.</p>
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Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please see accompanying measured drawings:

522 CDH 01 XX DR A 01020

522 CDH 01 00 DR A 21010

522 CDH 01 01 DR A 21020

522 CDH 01 02 DR A 21030

522 CDH 01 03 DR A 21040

522 CDH 01 XX DR A 21050A

522 CDH 01 XX DR A 21050B

522 CDH 01 XX DR A 21060A

522 CDH 01 XX DR A 21060B

522 CDH 01 XX DR A 21060C

522 CDH 01 XX DR A 21060D

and Design Access & Heritage Statement:

522-CDH-01-XX-RP-A-30000

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Red bricks

Proposed materials and finishes:

Red bricks from site to be reused as far as possible. Replacements to be like-for-like where necessary

Type:

Roof covering

Existing materials and finishes:

Clay tiles

Proposed materials and finishes:

Like-for-like clay tiles for pitched roofs, metal coverings for flat roofs where the pitch does not allow clay tiles (not visible from ground)

Type:

Windows

Existing materials and finishes:

Single glazed white painted timber frame windows

Proposed materials and finishes:

Double glazed white painted timber frame windows to replace existing. Oak framed windows to side-extension

Type:

External doors

Existing materials and finishes:

Solid timber front door. White painted, solid timber doors. White painted, single glazed timber doors.

Proposed materials and finishes:

Secondary glazed door added behind existing front door. White painted, double glazed timber door to conservatory. Oak framed double glazed doors to extensions.

Type:

Ceilings

Existing materials and finishes:

White painted plaster. White painted tongue and groove timber panels.

Proposed materials and finishes:

Self-coloured pale lime render.

Type:

Internal walls

Existing materials and finishes:

White painted plaster. Timber panels and red brick around the fireplace.

Proposed materials and finishes:

Self-coloured pale lime render.

Type:

Floors

Existing materials and finishes:

Timber boards. Terracotta/quarry tiles. Timber parquet. White/grey Carpets.

Proposed materials and finishes:

Terracotta/quarry tiles.

Type:

Internal doors

Existing materials and finishes:

Solid timber doors. Glazed timber doors. White painted timber doors.

Proposed materials and finishes:

Solid timber doors. White painted timber doors.

Type:

Rainwater goods

Existing materials and finishes:

Black UPVC.

Proposed materials and finishes:

Zinc.

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

522-CDH-01-XX-DR-A-32010

522-CDH-01-XX-DR-A-32020

522-CDH-01-XX-RP-A-30000

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

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

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

Date (must be pre-application submission)

13/10/2023

Details of the pre-application advice received

Feedback was favourable, and discussions highlighted the building's roots in the Middle Ages, and consequent heritage value of specific building elements themselves, such as the hearth, rather than, for example the building's formal composition or any Georgian symmetry in the plan.

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Drr

First Name

Catja

Surname

de Haas

Declaration Date

21/02/2024

Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent 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

Catja de Haas

Date

28/02/2024