

## 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

Anton

Surname

Dominique

Company Name

Seabrook Architects

### Address

Address line 1

37 Oxford Road

Address line 2

Ashridge Road

Address line 3

Town/City

County

Country

United Kingdom

Postcode

HA1 4JH

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

This application is pursuant to planning permission 23/0025/FUL (Construction of single rear extension and associated patio extension, conversion of garage into habitable accommodation; loft conversion including rear dormer windows; provision of internal lift and ramped front access; removal of chimney to rear roof and internal alterations).

Hipped roof form to rear extension to be replaced with a flat parapet roof to a height of no more than 3m to top of coping stone. Existing pitched hip roof over ground floor kitchen and wc (to east elevation / flank) to be removed and replaced with flat parapet roof to match rear extension.

Wall to street elevation of above mentioned area (utility room) to be rebuilt and recessed away from street elevation by 420mm.

Proposed south elevation at ground floor level amended as per attached drawings.

In order to meet energy / thermal requirements, all existing single glazed windows to be replaced with double glazed units, to visually match those existing.

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:**

Brown facing brick

**Proposed materials and finishes:**

Brown facing brick to match existing with 'portland coloured' coping stone to top of parapet.

**Type:**

Roof

**Existing materials and finishes:**

Clay tiles to main roof.

**Proposed materials and finishes:**

Flat parapet to extension with 3 Velux fixed roof lights.

**Type:**

Windows

**Existing materials and finishes:**

Single glazed steel windows (frame colour: white)

**Proposed materials and finishes:**

Double glazed Siegar aluminium steel look Legacy range windows to replace all existing windows (frame colour: white) 2 new picture windows - structural glass with concealed framework.

**Type:**

Doors

**Existing materials and finishes:**

Timber doors to front and side of house. Glazed sliding door, aluminium frame (colour: white) to garden elevation.

**Proposed materials and finishes:**

New timber doors to front and side of house, in keeping with appearance of existing doors. 2 new glazed sliding doors, aluminium frame (colour: white) to garden elevation.

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

6096 PL 200 rev PL 2

6096 PL 201 rev PL 2

6096 PL 202 rev PL 2

6096 PL 203 rev PL 2

6096 PL 300 rev PL 2

6096 PL 301 rev PL 2

6096 PL 302 rev PL 2

6096 PL 303 rev PL 2

Design & Heritage Statement REF: 2311.1395

## 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.

Previous application - Proposed block plan - Rev H (PLA 200)

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

PP-12409221

Date (must be pre-application submission)

24/11/2023

Details of the pre-application advice received

We previously submitted an MMA which was withdrawn and then followed with a planning application that was refused 23/1962/FUL After discussion and consideration of the proposal with Mr Norris, the applicant is wishing to resubmit the application having reduced the height of the parapet to 3m and pulling the side extension away from the street by 420mm to reduce its visibility from street elevation.

## 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

18/03/2024

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

Danielle Man

Date

18/03/2024