



**North
Northamptonshire
Council**

Development Management Service
Thrapston Office
Cedar Drive
Thrapston
NN14 4LZ
Tel: 01832 742056
www.northnorthants.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)
<input type="text" value="498729"/>	<input type="text" value="288566"/>

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

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Dormers to front and rear, air source heat pump to rear and alterations to windows including new window to east elevation.
Alterations to roof, cladding at gable ends, porch to front and solar panels to front and sides.

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:

Roof

Existing materials and finishes:

Concrete tile roof. In need of repair/replacement.

Proposed materials and finishes:

In-roof, flush mounted, solar panels (all-black) surrounded by natural pre-weathered dark grey zinc roofing applied using traditional handcrafted standing seam techniques. The pre-weathered natural zinc will extend to clad the dormers, as these are inset into the roof creating a harmonious appearance. The colour complements the existing brickwork. The material used will be dark grey Nedzink NEO (brochure attached). The property is a non-listed two storey detached property located in a row of houses along Causin Way of varying styles and size. The NPPF sets out the creation of high quality, beautiful and sustainable buildings for existing and future occupants. Hand crafted natural zinc is sustainable with a life expectancy of about 80 years, is fully recyclable and has lower embodied energy than replacement concrete tiles. There are examples of zinc roofs utilised in designs of architectural merit within the district, fitting into the setting they are found in including the adjacent conservation area.

Type:

Windows

Existing materials and finishes:

White framed aluminium windows with a surrounding timber frame. Both in need of replacement.

Proposed materials and finishes:

Energy efficient windows in guide colour RAL 9007 to complement the existing brickwork and pre-weathered natural zinc roof.

Type:

Other

Other (please specify):

ASHP - Air Source Heat Pump

Existing materials and finishes:

There is currently no heating source installed at property. Old, non-functional oil boiler and external storage tank were removed by previous owner.

Proposed materials and finishes:

Vaillant Arotherm Plus 12kw air source heat pump to rear of property on a stand alone concrete base. The heat pump is situated such that it will not cause a noise or other disturbance to neighbours. The closest neighbouring boundary is 8 metres away. Manufacturer specification (model relevant data marked in red boxes) and site and elevation plans have been included.

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

Elevation plans demonstrating proposed works.
Manufacturer brochure for zinc roofing/cladding - Nedzink NEO.
Manufacturer brochure for Vaillant Arotherm Plus 12kw air source heat pump.

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

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies 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)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

This pre application has been submitted to discuss the possibility of:

- Building a dormer window in the single storey roof on the south elevation,
- An open porch at the front entrance,
- On all four elevations, several windows to increase in size.
- To insert a new window into the east elevation
- Close off an upper window on the west elevation.
- To relocate a single side door.
- Install a heat pump at the north elevation.
- Build a hobby room to the north west corner of the property.
- Relocate the current drive from the southwest corner of the property to the southeast corner.

.....dormer window is proposed to the front elevation of this element to provide the head space to turn into two storey. Due to the direction of the dormer window, there would be minimal overlooking. Any dormer should be modest in size set down from the ridge and set back from the eaves. Materials should match or compliment the existing dwelling.

In regard to the increase of window sizes on all elevations, if a planning application is submitted, the planning officer would go on site and determine the amenity levels of these changes. Where there is potential additional overlooking caused, it may be advised to add obscure glazing for non habitable rooms.

Manufactures specification and proposed elevations should be submitted in relation to the heat pump on the northern elevation.....

Conclusion:

Overall, based on the limited information provided, the alterations of the host dwelling are considered acceptable, however, if a planning application was submitted all window works would be assessed regarding amenity based on the submitted proposed plans. The proposed outbuilding would be assessed against what could be allowed under permitted development if planning permission is requested and as long as the proposed relocation of the access meets criteria for the local highways authority and acceptable under highways safety and the existing access closed off, this element could be submitted by LPA.

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

Afinowi-Luitz

Declaration Date

17/04/2024

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

Rasheed Afinowi-Luitz

Date

18/04/2024

Amendments Summary

Thank you for your correspondence dated 17th April 2024.

I can confirm that I have amended the planning application as requested:

- 1, Amended description to read: 'Dormers to front and rear, air source heat pump to rear and alterations to windows including new window to east elevation. Alterations to roof, cladding at gable ends, porch to front and solar panels to front and side'.
- 2, A block plan at a scale of 1:500 in now included (uploaded document).
- 3, Window specifications for all new installations and changes to existing have been provided (document uploaded) and elevations labelled.
- 4, Declaration has been made within 21 days of submission.

I will confirm the above in writing (signed letter to follow by email and uploaded to application).

Kind regards, Rasheed Afinowi-Luitz