

Tunbridge Wells Borough Council
 Town Hall
 Royal Tunbridge Wells
 Kent TN1 1RS



planning comments@tunbridgewells.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

Sophie

Surname

James

Company Name

Address

Address line 1

10, Woodbank, St Lawrence Avenue

Address line 2

Bidborough

Address line 3

Town/City

Tunbridge Wells

County

Kent

Country

United Kingdom

Postcode

TN4 0XB

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

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 tiles. Skillion roof

Proposed materials and finishes:

Concrete tiles salvaged from current roof. Remaining tiles sourced for best match. Pitched roof 34degrees

Type:

Walls

Existing materials and finishes:

Timber frame - seasoned oak - 150mm/150mm. Red brick plinth

Proposed materials and finishes:

Timber frame - seasoned oak - 150mm/150mm. Red brick plinth

Type:

Windows

Existing materials and finishes:

Double glazed UPVC windows

Proposed materials and finishes:

Double glazed windows. The porch will be made from seasoned oak and rebated to take the glazing. The inside of the porch will have window boards. The outside of the porch will have window sub seals to prevent water ingress.

Type:

Lighting

Existing materials and finishes:

Internal light above the inner front door

Proposed materials and finishes:

Internal light above the inner front door

Type:

Doors

Existing materials and finishes:

UPVC framed double glazed glass centre door

Proposed materials and finishes:

Oak framed double glazed glass centre door

Are you supplying additional information on submitted plans, drawings or a design and access statement?

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

24/00332/PAPL

Date (must be pre-application submission)

06/02/2024

Details of the pre-application advice received

Development details

- Replacement of existing porch which is no longer fit for purpose - problems include; rotting wood, waterproofing failure / leaks, vegetation growth inside the porch due to damp issues
- Replace current enclosed timber frame porch with new enclosed timber framed porch to evolve existing style, in-keeping with numerous properties on the road

PRE-APPLICATION ADVICE: RESPONSE

Reference: 24/00332/PAPL

Proposal: Pre-Application Advice (Letter): Replacement enclosed timber framed porch

Location: Woodbank, 10 St Lawrence Avenue, Bidborough, Tunbridge Wells, Kent, TN4 0XB

Thank you for your request for pre-application advice regarding a replacement porch. Woodbank is a detached property in Bidborough within the Limits to Built Development. Permitted development rights are intact for the proposed work.

To comply with Permitted Development rights the porch would need to meet these criteria:

- The ground area (measured externally) of the structure would exceed 3 square metres
- Any part of the structure would be more than 3 metres above ground level or
- Any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

The height of the porch in the plans submitted exceed 3 metres and the ground area also exceeds 3 square metres so planning permission would be required for the proposed work.

Such an application would be likely to be supported as the porch would be a small-scale addition to the dwelling, and would not overlook any neighbouring dwellings to a significantly harmful extent.

Summary:

- Planning permission would be required for the proposed development
- Such an application would likely be supported.

Any advice given by Council Officers for pre-application enquiries does not indicate a formal decision by the Local Planning Authority. Any views or opinions are given in good faith, and to the best of ability, without prejudice to the formal consideration of any planning application.

Any pre-application advice provided will be carefully considered in reaching a decision or recommendation on any subsequent application; subject to the proviso that circumstances and information may change or come to light that could alter that position. It should be noted that the weight given to pre-application advice notes may decline over time.

Please be aware that any correspondence between us will be available for public inspection if requested, unless it is marked 'commercially confidential', with a valid explanation as to why this is the case.

The final decision on any subsequent application that you may make can only be taken after the Local Planning Authority has consulted local people, statutory consultees and any other interested parties.

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

Sophie

Surname

James

Declaration Date

20/03/2024

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

Sophie James

Date

20/03/2024