

**Development and Place**

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## 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

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

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Alterations and extension to existing side/front extension. New side entrance porch. Demolition of rear conservatory and erection of rear extension.

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:**

Existing Facing Brickwork (original). Existing Facing Brickwork (Low/poor quality, not matching original).

**Proposed materials and finishes:**

Facing Brickwork to Match Original Brickwork to Rear single storey Extension. New White Render to Overclad Poor Brickwork and to new front porch.

**Type:**

Roof

**Existing materials and finishes:**

Tilled Pitched Roof. Flat Roof Single Ply Membrane to Existing two Storey Extension. Conservatory Glazed Roof

**Proposed materials and finishes:**

Tilled Pitched Roof to Match Existing Replacing Existing Two Storey Flat Roof. Single Ply Membrane to New Single Storey Areas.

**Type:**

Windows

**Existing materials and finishes:**

UPVC Glazing Throughout.

**Proposed materials and finishes:**

PPC Aluminum Glazing Where Indicated On The Drawings. UPVC Glazing.

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

Location plan number as follows;

PL000-A-LOCATION PLAN

Existing drawing numbers are as follows;

PL100-A-EXISTING SITE PLAN

PL110-A-EXISTING GENERAL ARRANGEMENT PLANS

PL120-A-EXISTING ELEVATIONS

Proposed drawing numbers are as follows;

PL500-A-PROPOSED SITE PLAN

PL510-A-PROPOSED GENERAL ARRANGEMENT PLANS

PL520-A-PROPOSED EXTERNAL ELEVATIONS

Planning Statement also Included.

## 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

2024/0064PRE

Date (must be pre-application submission)

02/02/2024

Details of the pre-application advice received

The design presented in the pre-application document is largely the same as presented in this planning application. See below extracts of the advice provided.

#### Proposed Extensions in the context of the building currently on site

According to my calculations, and provided that the plans submitted accurately reflect the characteristics of the application site, the original property has already been extended above the aforementioned 50% limit. The new extensions would also do so.

However, as your submitted statement indicates, the breach of the 50% limit would be less than that currently in place, provided that the scheme was carried out in the chronological order indicated.

In view of this, it would be my consideration, based on the information provided, that 'Very Special Circumstances' would apply. This would be the case insofar as, with reference to paragraph 6.3.4 of the Gedling Local Planning Document, the proposal would result in 'an overall improvement in the appearance of the site due to the provision of a high-quality design.' I will discuss the visual amenity aspect of the proposal in more detail later on within this response, in order to expand upon this. The reduction of footprint would also increase the openness of the Green Belt in this location.

To this end, the existing extension and the proposed extensions are considered to be inappropriate development in the Green Belt; however, I agree that very special circumstances can be demonstrated. That said, the proposal would still need to be acceptable in terms of the following criteria also.

#### Visual Impact

As discussed above, I consider that the proposal would improve upon the appearance of the host property. This is by virtue of the removal of the flat roof to the side, which is currently discordant with the hipped roof of the main body of the host property. The flat roof is especially prominent by reason of it sitting upon a two-storey side projection.

The removal of this, and its replacement with a pitched/hipped roof design, subservient to the existing hipped roof, is considered to greater compliment the appearance of the original property. Furthermore, the other proposed projections to the side and rear would be clearly subservient in scale to this. Subject to the use of external building materials which match those of the original property, I considered that the proposal would be acceptable from a visual standpoint and so the proposal would comply with the provisions of Policy LPD 32 of the Gedling Local Planning Document.

#### Conclusion

In light of the above, and provided that the above advice is followed, I consider that the scheme would likely be supported by Gedling Borough Council planning officers.

That said, you will appreciate that the above comments are an informal opinion made in good faith at Officer Level and are not legally binding of the Borough Council or any of its committees.

## 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

Mr

First Name

Gary

Surname

Whitechurch

Declaration Date

04/04/2024

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

- Whitechurch

Date

04/04/2024