

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="472895"/>	<input type="text" value="106638"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Redfern

Company Name

MITIE

Address

Address line 1

1b Hallett Road

Address line 2

Address line 3

Town/City

Hampshire

County

Country

United Kingdom

Postcode

PO9 2PJ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The proposal is to convert the existing garage to a study and cloak/shower room. The work that impacts the existing floorplans / elevations are:

1. Removal of the garage door at the North Elevation. Replace with brickwork/render and x1 window.
2. Add x1 window to the West Elevation, this is for the proposed cloak/shower room.

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:

The existing dwelling brickwork uses 'Atherton Red' bricks and a render plinth.

Proposed materials and finishes:

The brickwork to partially enclose the space taken by the garage door will match this finish as these bricks are still available.

Type:

Windows

Existing materials and finishes:

The existing window to the North Elevation(s) are UPVC casement window(s) with top and bottom openers with a 'Georgian Bar' finish. The existing window to the West Elevation is a UPVC casement window with a top opener only and a 'frosted' finish.

Proposed materials and finishes:

The proposed window to the North Elevation(s) will match the existing in style and be of an appropriate size. The proposed window to the West Elevation will match the existing in style and be exactly the same size.

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

Submitting the following drawings:

1. OS Red line plan at scale 1:1250.
2. OS Red Line Plane at scale 1:500 used as a Block Plan - indicating parking spaces.
3. Existing and proposed floor plans to scale 1:100
4. Existing and proposed elevations to scale 1:100
5. Parking plan to scale 1:50.

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

If Yes, please describe:

The proposal is to convert the existing garage to a study / cloakroom(including shower). Accordingly the car parking spaces will reduce by 'one' space from current arrangement.
It is shown that there will be at least x2 parking spaces remaining after the garage conversion and it is advised that this is acceptable.

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

Surname

***** REDACTED *****

Reference

Our Ref: GEN/24/00708

Date (must be pre-application submission)

25/06/2024

Dear Mr Redfern

I am writing to you further to your enquiry received regarding the above address.

From the information you have provided and following my research of the planning history, the Planning Permission under which your property was built APP/17/00035 included condition No.3 which states:-

3 - The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development for both the existing dwelling and proposed dwelling hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose

Therefore, I am of the opinion planning permission will be required for the conversion of the garage to living accommodation.

Notwithstanding the above you have provided plans and photographs to support your enquiry as to whether a planning application would be supported by an officer at application stage.

As the property is a 3No. bedroom property 2No. off road parking spaces would be required for the proposed garage conversion to comply with the Parking SPD as a loss of 1No. parking space would occur once the garage is converted. The information provided has shown that 2No. spaces could be accommodated on the site.

The proposed materials to be used to convert the garage would be similar in appearance to the materials used on the existing property this would therefore be in keeping with the host dwelling and would not have a harmful impact upon the streetscene.

I am therefore of the opinion that the proposal would be worthy of a planning application and would likely be supported at application stage. This would be subject to a full consultation period, and should any concerns arise, these could be dealt with during the life of the application.

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

Paul

Surname

Redfern

Declaration Date

15/08/2024

☒ 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

Paul Redfern

Date

15/08/2024

