

Application for Planning Permission.
Town and Country Planning Act 1990**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.

1. Site Address

Number	344
Suffix	
Property name	
Address line 1	Middle Park Way
Address line 2	
Address line 3	
Town/city	Havant
Postcode	PO9 5DS

Description of site location must be completed if postcode is not known:

Easting (x)	471283
Northing (y)	108668

Description

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2. Applicant Details

Title	Mr
First name	James
Surname	Hill
Company name	Portsmouth City Council
Address line 1	Civic Offices
Address line 2	Floor 2, Core 4
Address line 3	Guildhall
Town/city	Portsmouth
Country	England

2. Applicant Details

Postcode

PO1 2AY

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Sophy

Surname

Roseaman

Company name

Portsmouth City Council

Address line 1

Portsmouth City Council

Address line 2

Somerstown Housing Office

Address line 3

Tysley Road

Town/city

SOUTHSEA

Country

Postcode

PO5 4EZ

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

137.00

Unit

Sq. metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Build a single storey extension to the side elevation of the existing property. The purpose of the extension is to provide a safe room as recommended by the Occupational Therapist under a disabled facilities grant.

Extension is to be constructed of traditional cavity walls, brick and block, with facing bricks to best match existing. The roof will be a bitumen felt covered flat roof. Floor to be suspended concrete beam and block on strip foundations, to be approved by building control.

External dimensions of extension to be 2700 x 3500mm. Three uPVC windows to be installed at a high level on the front, rear and side elevations of the extension.

5. Description of the Proposal

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The site consists of a semi detached, 2 storey residential dwelling that is social housing stock. Built circa 1955, the property is of traditional cavity construction, with evidence of retrospectively filled cavity insulation. A small concrete porch overhangs the property entrance door to the front elevation, and there is a masonry bay window with a flat roof. A side entrance to the property is located on the gable wall, which opens into the rear garden.

Due to the age and construction of the property the foundations are assumed to be strip foundations. The ground floor is solid, and the DPC is visible 85mm above ground level. The roof is pitched concrete tile with uPVC fascia boards and closed soffits.

The property entrance door is timber with a glazed panel, and the side door is uPVC. The windows are uPVC and double glazed.

The garden extends from the front, rear and side elevations providing external space on three sides of the property. The garden is split into a front and rear garden by a 6ft fence that is perpendicular to the gable wall. A gate in the fence provides a side access to the rear garden. The front garden has a chain link fence to denote the boundary line and is mostly grassed with a mixture of small plants and bushes around the perimeter. There is a concrete path that leads from the front gate to the property entrance door, and follows the perimeter of the building into the rear garden, beyond the side entrance. The rear garden is a mixture of turfed and paved areas with a concrete path. There is a brick shed in the rear garden with a flat roof that is separate from the main property. The rear garden has a 6ft timber fence with concrete posts. Additional barriers are mounted on top of the fencing to provide additional safety for the tenant.

The proposed extension would extend from the side elevation of the property, and therefore a section of the concrete path would be removed, and also a section of grassed area. The fence separating the front and rear gardens would be replaced and would terminate at the rear edge of the new extension. A gate would be reinstated to ensure external access between the front and rear garden is maintained.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

- Land which is known to be contaminated ☐ Yes ☒ No
- Land where contamination is suspected for all or part of the site ☐ Yes ☒ No
- A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. 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):

Walls	
Description of existing materials and finishes (optional):	Traditional cavity walls with facing brick
Description of proposed materials and finishes:	Traditional cavity walls, brick and block, with the facing brick to match the existing as far as possible

Windows	
Description of existing materials and finishes (optional):	White uPVC casement windows
Description of proposed materials and finishes:	White uPVC casement windows

Roof	
Description of existing materials and finishes (optional):	Existing dwelling has a pitched concrete tile roof
Description of proposed materials and finishes:	Extension to have a flat roof with a bitumen felt covering

Boundary treatments (e.g. fences, walls)
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7. Materials

Description of existing materials and finishes (optional):	Existing boundary to the rear garden is concrete post and gravel board fencing with timber panels. There is a timber gate to provide side access between the front and rear gardens. The fence has additional metal barriers mounted to it to provide additional safety for the existing tenant.
Description of proposed materials and finishes:	The fence separating the front and rear garden will be reused/replaced with a like for like style of fence. The length of the fence will be shortened to allow the fence to terminate at the rear edge of the extension. The gate will be relocated within the fence line to the side of the extension to ensure access between the front and rear garden is maintained. The existing metal barriers will be re-used to mount along the fence line and the rear edge of the extension that forms the division between the front and rear gardens, to ensure the tenant remains safe.

Doors	
Description of existing materials and finishes (optional):	Front property entrance door is timber with a glazed panel. The side entrance door is uPVC.
Description of proposed materials and finishes:	N/A

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Lighting	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A

Other Guttering	
Description of existing materials and finishes (optional):	uPVC black rainwater goods with uPVC down pipe to the front elevation
Description of proposed materials and finishes:	Black UPVC rainwater goods to best match existing

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

0006 - Site Plan
0007 - Elevation Drawings Existing & Proposed
0008 - Floor Plan Existing
0009 - Floor Plan Proposed

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

12. Biodiversity and Geological Conservation

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Lockable skips will be used, and taken to a licensed waste disposal site.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Lockable skips will be used, and taken to a licensed waste disposal site.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Lockable skips will be used, and taken to a licensed waste disposal site.

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

☐ Yes ☒ No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☒ No

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

22. 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

23. 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

Confirmation the surrounding trees are not subject to TPO (31/07/2020).

Also requested any historic drawings of the existing property although none were held (11/08/2020).

24. 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. ☐ Yes ☒ No

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?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate

25. Ownership Certificates and Agricultural Land Declaration

under Article 14

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 (DD/MM/YYYY)

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application)