

Householder Application for Planning Permission for works or extension to a dwelling. 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	102
Suffix	
Property name	
Address line 1	West Lane
Address line 2	
Address line 3	
Town/city	Hayling Island
Postcode	PO11 0JN

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

Easting (x)	471549
Northing (y)	100477

Description

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2. Applicant Details

Title	Ms
First name	Suzy
Surname	Walker
Company name	
Address line 1	102 West Lane
Address line 2	
Address line 3	
Town/city	Hayling Island
Country	United Kingdom

2. Applicant Details

Postcode

PO11 0JN

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Dr

First name

Madi

Surname

Bolourchi

Company name

Bolourchi Ltd

Address line 1

5 Pound Gate

Address line 2

Address line 3

Town/city

Hassocks

Country

United Kingdom

Postcode

bn6 9lu

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Minor Extention to the existing garage to bring the garage to the existing line of the front elevation wall. Conversion of the existing garage to a dining room and utility, and demolition of the existing Asbestos Currogated garage flat roof to a new safe timber flat roof.

Has the work already been started without consent?

☐ Yes ☒ No

5. 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):

Brickwork masonry

5. Materials

Description of proposed materials and finishes:	Brickwork Masonry
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Windows	
Description of existing materials and finishes (optional):	Garage door is in timber and will be replaced to new window to match the existing windows.
Description of proposed materials and finishes:	White UPVc windows

Roof	
Description of existing materials and finishes (optional):	Existing Asbestos Currogated garage roof with timber supports
Description of proposed materials and finishes:	Cold timber roof construction to Building regulation Caluses

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

Site Plan 1:1250
Site Plan 1:250
The existing plan, local elevation, and roof
Proposed Plan of the extension and local elevation and roof
Two photos

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. 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

10. 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	Ms
First name	
Surname	
Reference	GEN/20/00608

Date (Must be pre-application submission)

18/08/2020

Details of the pre-application advice received

Site Location: 102 West Lane, Hayling Island, PO11 0JN
Re: Garage extension and conversion. Replacement roof.
Dear Dr Bolourchi
I am writing to you further to your enquiry received on the 06 August 2020 regarding the above address.
Garage Conversion
Following research of the planning history and from the information you have provided, I am of the opinion that planning permission would not be required for the conversion of the garage into living accommodation. This is providing the additional accommodation is occupied in conjunction with the existing dwelling and not established as a separate unit, the materials used in any exterior work are of a similar appearance to those of the existing dwellinghouse.
Garage Extension
I can advise you that Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order does allow for the enlargement, improvement or other alteration to a dwellinghouse without the need for planning permission provided it complies in full with the following criteria;
· As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (excluding the original dwellinghouse) must not exceed 50% of the total area of the curtilage
· The extension will be wholly within the curtilage of the property with no encroachment into neighbouring properties by way of foundations, roofing or guttering
· No part of the extension will be sited forward of the principal elevation or side elevation fronting a highway
· No part of the extension will exceed the height of the highest part of the existing dwelling
· When located within 2m of any boundary, the eaves of the extension must not exceed three metres in height
· The height of the eaves of the extension must not exceed the height of the eaves of the existing dwellinghouse
· A side extension must be single storey, with maximum height of four metres and a width of no more than half that of the original house.
· The external materials used must be similar in appearance to the existing house (other than the materials used in the construction of a conservatory).
· The proposal must not include the addition of verandas, balconies or raised platforms.
I am of the opinion that the proposal would require planning permission due to the fact the extension to the garage would be forward of the original principal elevation of the dwellinghouse, and the external materials used would not be similar in appearance to the existing house i.e. the timber roof would not match the existing.

11. 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?

12. Ownership Certificates and Agricultural Land Declaration

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

12. Ownership Certificates and Agricultural Land Declaration

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

13. 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)