

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	1
Suffix	
Property name	
Address line 1	Valetta Park
Address line 2	
Address line 3	
Town/city	Emsworth
Postcode	PO10 7HJ

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

Easting (x)	474456
Northing (y)	105702

Description

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2. Applicant Details

Title	Mr & Mrs
First name	Alex
Surname	Street
Company name	Re-Format LLP
Address line 1	Buckmore Studios
Address line 2	Beckham Lane
Address line 3	
Town/city	Petersfield, Hampshire
Country	United Kingdom

2. Applicant Details

Postcode

GU32 3BU

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Alex

Surname

Street

Company name

Re-Format LLP

Address line 1

Buckmore Studios

Address line 2

Beckham Lane

Address line 3

Town/city

Petersfield

Country

UK

Postcode

GU32 3BU

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Alterations and additions to include new oak framed entrance porch, replacement windows, single storey rear extension and first floor side extension above existing garage.

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):	Facing brick

5. Materials

Description of proposed materials and finishes:	Facing brick to match existing
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Roof	
Description of existing materials and finishes (optional):	Plain clay tiles
Description of proposed materials and finishes:	Plain clay tiles to match existing. Single ply roof membrane to single storey rear extension

Windows	
Description of existing materials and finishes (optional):	UPVC and aluminum
Description of proposed materials and finishes:	grey PPC aluminum

Doors	
Description of existing materials and finishes (optional):	UPVC
Description of proposed materials and finishes:	Oak

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

20015-RFT-00-ZZ-DR-A-0010 _S0_03_Location Plan
20015-RFT-00-ZZ-DR-A-0100 _S0_P03_Site_Block Plan
20015-RFT-00-GF-DR-A-0200 _S0_03_Floor Plans - Existing
20015-RFT-00-ZZ-DR-A-0300 _S0_02_Elevations - Existing
P12345-RFT-00-GF-DR-A-0201 _S0_P02_-Floor Plans - Proposed
20015-RFT-00-ZZ-DR-A-0301 _S0_P03_Elevations - Proposed

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?

9. Site Visit

- ☒ 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/20/00118

Date (Must be pre-application submission)

25/02/2020

Details of the pre-application advice received

The entrance porch and rear extension elements were 'acceptable in principle'. Advice was provided relating to the first floor side extension, specifically the following:

"The Borough's Design Guide stipulates that any development is subservient to the host dwelling so that it can be read which part of the building is a later addition. The guide also states that the extensions should be set back behind the main building line. The ridge height of the extension can also be reduced below the main ridge to avoid it dominating the main frontage, however in some instances a continuation of the existing ridgeline would be more in-keeping with the character of the streetscene and the host dwelling.
The design guide also states that it is important that gaps are retained between buildings to help form the pattern of development in the area, and therefore a two storey extension should be no closer than two metres from the boundary of the neighbouring properties. I note that the proposed first floor extension is to be set approximately 0.55m from the boundary line to the front. It would at present sit too close the boundary line and therefore may not be supported by the Local Planning Authority. A separation gap of 2m would be more acceptable. An assessment would then need to be made as to whether this gap would be adequate to avoid any overshadowing impact to the occupiers of No. 3. A site visit would enable us to make this assessment once an application has been received."

Please note the recommendations have all been addressed in the current proposals. The extension is set back behind the main building line, its ridge is set lower than the main ridge height and a separation gap of 2 metres to the boundary has been maintained.

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 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.

12. Ownership Certificates and Agricultural Land Declaration

Person role

- ☐ The applicant
- ☒ The agent

Title	Mr
First name	Alex
Surname	Street
Declaration date (DD/MM/YYYY)	19/06/2020

☒ 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)	19/06/2020
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