

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. Applicant Name, Address and Contact Details

Title:		First Name:	Tim	Surname:	Baker
Company name:					
Street address:	Holmewood				
	147 London Road				
Town/City:	Waterlooville				
Country:					
Postcode:	po77sl				
Are you an agent acting on behalf of the applicant?				☐ Yes	☒ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Replacement of a flat roofed prefabricated double garage with a traditional brick built double garage with pitched roof, in same type of brick and style as main dwelling house

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

5. 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

6. 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 (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

In terms of whether the proposed development would be likely to receive officer support, as the property currently benefits from an independent garage to the rear which is currently in a dilapidated state of repair, I am of the opinion that demolishing and replacing the existing garage with a new brick built structure to the same footprint would be acceptable in principle subject to compliance with development management criteria.

It is acknowledged that the location of the existing garage would not be readily visible from the streetscene of London Road and is currently accessed to the rear via Jubilee Road. It is also acknowledged that your immediate neighbours benefit from independent garages to the rear of a similar size and scale and as such a precedent has already been set for this type of development.

I understand it is your intention to replace the existing garage with a brick built structure with a pitched roof as opposed to a flat roof. I must advise you that in the absence of any information relating to the detailed design, specifically the proposed height, I am unable to make any comment in this regard. However, you should ensure that the proposed height is reflective and remains inkeeping with the other garages in close proximity and does not appear overbearing or dominant.

I trust you will find this response helpful, however, should you seek clarification on any of the above information, please do not hesitate to contact me further.

Please note that the above comments are the opinion of individual Planning Officers and are in no way binding upon the Council when determining any future applications submission you have made recently was for pre-application advice- this would provide you with guidance as to whether the proposal requires the benefit of formal planning permission (which in this case it does) and secondly provide you with an indication as to whether the proposal would be likely to receive officer support.

Should you wish to pursue your proposal and apply for full planning permission, I have attached the relevant links to the application forms, guidance notes and a checklist to aid their completion in my response to you. The fee for the submission of this type of application would be £206.

Having reviewed the additional photographs provided, I must advise you that I would have some initial concerns with regards to the overall height. As specified within my response to you, you should ensure that the height of any proposed replacement garage remains in-keeping with the surrounding locality and does not appear overbearing or dominant when considered in context with the surrounding development. I would therefore suggest that you consider reducing the height of the proposed pitched roof.

6. Pre-application Advice

Should you require any assistance with the submission of the application, you should make contact with the validations team on 02392 446530.

7. 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

A conifer i planted to obscure the current garage will be removed

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☒ Yes ☐ No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

The conifer tree referred to above will be removed

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. 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? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

South facing existing concrete wall forms the boundary with Number 145 London road, of which my neighbour has attached with my permission their car port. To the north boundary there is an access path to the garden and to the other side of this is the rendered Double garage wall of my neighbour 149's garage.

Description of *proposed* materials and finishes:

Traditional faced red brick work to either side, the South facing Neighbour with agreed permission to re attach, their car port to and seal against the weather

Doors - description:

Description of *existing* materials and finishes:

Double galvanised up and over door, facing the access road. Facing West
Single pedestrian access door facing east, made of wood

Description of *proposed* materials and finishes:

Dark green, automated security roller shutter door, facing West.
UPVC 4 panel Victorian style front door fitted in similar place to existing facing East

Lighting - description:

11. Materials

Description of *existing* materials and finishes:

Motion activated security light on both West And East facing to light up garden to the East and parking space to the West

Description of *proposed* materials and finishes:

Motion activated security light's in same position, with additional motion lighting down the North side to illuminate path. Potential covert CCTV, covering parked cars, due to cars being damaged in the past

Roof - description:

Description of *existing* materials and finishes:

Corregated flat roof, with painted wood soffit 's and tongue and grove facias

Description of *proposed* materials and finishes:

Pitched roof of grey slate with terracotta cappings

Vehicle Access - description:

Description of *existing* materials and finishes:

Part concrete, breaking up and part compressed gravel hard standing for 2 cars, allowing parking without intruding into the gravelled access road

Description of *proposed* materials and finishes:

New concrete hardstanding , covering the width of the garage and access path, ending at the beginning of the access road and not intruding into it

Walls - description:

Description of *existing* materials and finishes:

Pre cast concrete panels, painted with cream masonry paint

Description of *proposed* materials and finishes:

Traditional red brick with contrasting brick to corners giving a toothed appearance, same as dwelling house

Windows - description:

Description of *existing* materials and finishes:

Galvanised single pain windows , tat take the place of a cement panel, double window facing North, and single window facing East into dwellings garden

Description of *proposed* materials and finishes:

Same positioning of windows but in double glazed UPVC, , dummy Sash style with top openers

OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

Plastic guttering, to drain pipe and waterbed

Description of *proposed* materials and finishes:

Seemless, ornate guttering to match house and drain pipe to Waterbut

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

12. Certificates (Certificate A)

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title: First name: Surname:

Person role: Declaration date: ☒ 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