

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	32
Suffix	
Property name	
Address line 1	Aintree Drive
Address line 2	
Address line 3	
Town/city	Waterlooville
Postcode	PO7 8NG

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

Easting (x)	469627
Northing (y)	110323

Description

--

2. Applicant Details

Title	Mr
First name	Daniel
Surname	Collen
Company name	
Address line 1	32, Aintree Drive
Address line 2	
Address line 3	
Town/city	Waterlooville
Country	

2. Applicant Details

Postcode

PO7 8NG

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

Leo

Surname

Abate

Company name

Drawing Technical

Address line 1

51 Lowther Road

Address line 2

Address line 3

Town/city

Bournemouth

Country

United Kingdom

Postcode

BH8 8NG

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

The erection of a pitched roof, pergola cover, for garden area with single hip end.

Has the work already been started without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

15/07/2020

Has the work already been completed without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

20/09/2020

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):	
Description of proposed materials and finishes:	Open painted timber columns with timber slatting detail

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Terracotta clay tile

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

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	Mr
-------	----

10. Pre-application Advice

First name	
Surname	
Reference	GEN/21/00802

Date (Must be pre-application submission)

20/08/2021

Details of the pre-application advice received

When looking at the plans and photos provided I am of the opinion planning permission for the pergola would need to be sought. This is because the height of the outbuilding is above the 2.5 metres requirement when within 2 metres of the boundary of the curtilage of the dwellinghouse. This is contrary to the criteria set out in the Town and Country Planning General Permitted Development Order 2015 (as amended). Please note if any part of the building is within 2 metres of the boundary of the curtilage of the house, then the height limit for the total development is restricted to 2.5 metres if it is to be permitted development. At full planning application stage we would assess the following criteria:

(i) Appropriateness of design and impact on the character of the area

(ii) Effect on neighbouring properties

(iii) Trees

(i) Appropriateness of design and impact on the character of the area

The pergola has grey timber posts with red clay roof tiles. This is considered to be inkeeping with the context of the main dwelling and other surrounding properties.

The pergola is located to the rear of the property and as a result is not readily visible from the street scene. This is not considered to have an adverse impact upon the character of the area.

(ii) Effect on neighbouring properties

The pergola is located along the shared boundary with No.13 and 14 Goodwood Close. The existing boundary treatment consists of 1.8 metre high fencing and some trees. Due to this screening and the roof design being hipped away from the boundary it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring properties to the north. Furthermore, due to the position of the pergola within the rear garden it is not considered to have a negative impact on the surrounding properties to the east and south. This would be further accessed at formal planning application stage which could bring to attention new information.

(iii) Trees

Due to the outbuilding's positioning next to trees the Council Arboriculturist was consulted on the application. They stated that there are off site trees in neighbouring gardens but the structure is far enough away from the tree'd Oak that it hasn't been affected.

Summary

The application is worthy of a planning application and would be likely supported at planning stage subject to public consultation and a more detailed review.

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.

Person role

- ☒ The applicant
- ☐ The agent

Title	Mr
-------	----

12. Ownership Certificates and Agricultural Land Declaration

First name	Daniel
Surname	Collen
Declaration date (DD/MM/YYYY)	28/09/2021

☒ 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)	28/09/2021
----------------------------------	---