

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
<input type="text" value="475068"/>	<input type="text" value="107093"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

Barry

Surname

Bradley

Company Name

Address

Address line 1

Lammas House

Address line 2

Sandy Lane

Address line 3

East Ashling

Town/City

West Sussex

County

Country

United Kingdom

Postcode

PO18 9AT

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The proposed work has 2 elements which in combination create more usable space for a growing family, who would otherwise be under pressure to move house (which they can't afford)

1. Orangery

This is a 3M x 4.2M rear orangerie that will use materials to match the existing house. Particular care has been taken to respect level of light in the adjoining property.

The orangerie will have a warm roof with lantern.

2. Garage Loft Storage and Games Room

This allows clutter from the garage and the rest of the house to be stored in the garage loft space where it will not deteriorate.

It releases space in the garage to park vehicle as intended.

A clear 3 metre width is maintained to permit with full door opening and passenger entry/exit within garage.

A clear area at the end of the garage is identified for Bicycle and Garden Machinery Storage with proximity to rear garden door.

In excess of 18 SqM of Garage floorspace is preserved, even allowing for base of new stairs.

Provides extra room for childrens games area - impossible within existing house

Construction by Professional Loft Conversion Company

Technical Calculations and Fire Regulations for Building Regulations to be satisfied as required.

Front Velux to be frosted

Has the work already been started without consent?

☐ Yes

☒ No

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)

Type:

Walls

Existing materials and finishes:

Existing house is of traditional brick construction (see photographs)

Proposed materials and finishes:

The orangery walls will use the same brick as the rest of the house to create a sympathetic design.

Type:

Roof

Existing materials and finishes:

Existing Garage and House have tiled roof with wooden fascias

Proposed materials and finishes:

Orangery will have flat roof with lantern plus fascia to match existing house No change to Garage roof apart from front and rear Veluxes to match house next door. Front Velux to be frosted.

Type:

Windows

Existing materials and finishes:

House has UPVC windows

Proposed materials and finishes:

Orangery to have UPVC windows and door to match existing house.

Type:

Doors

Existing materials and finishes:

Front Door is painted wood. Rear door to patio is UPVC. Garage rear door is wooden. (See photos)

Proposed materials and finishes:

Orangery door to match style of existing rear door to patio. No change to external front door and rear garage door.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Traditional wooden boundary fences at rear

Proposed materials and finishes:

No change

Type:

Vehicle access and hard standing

Existing materials and finishes:

Interior car parking within existing garage plus hard standing parking area in front of garage

Proposed materials and finishes:

No change except that removal of clutter from existing interior garage into loft storage area permits the interior garage to be used for parking.

Type:

Lighting

Existing materials and finishes:

No external lighting

Proposed materials and finishes:

No external lighting

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

Please see attached plans and photographs - 31 Quinton Fields vC.pdf

The recent Havant Borough Pre-planning Application response guidance is also attached, and the submission reflects the guidance given.
DocGenRespNeed.pdf

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

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

☐ Yes

☒ No

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

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

GEN/25/00142

Date (must be pre-application submission)

10/03/2025

From planning officer:

Impact on the character of the area

Orangery

The proposed rear extension would be attached to the existing garage located to the southern elevation and span across the width of the dwellinghouse by 4.5m with a depth of 3m . The proposed materials have been shown on the plans. The proposed materials would match the existing materials at the property. The proposal is considered to be in keeping with the context of the main dwellinghouse. As the proposal would not be readily visible from street scene, the proposed works are considered not have a harmful impact upon the visual character of the area.

Garage Conversion

The proposed garage conversion would include the installation of a staircase leading to a first floor area which is proposed to be used as a playroom and for storage. A Velux window is proposed to each of the eastern and western roof slopes. The front facing Velux window is proposed to be obscurely glazed. Although the proposed roof alterations would be visible from street scene, the proposed works are considered not have a harmful impact upon the visual character of the area.

Effect on neighbours

In terms of the impact on neighbouring properties, the proposed works to the garage are not considered to have an adverse impact on the occupiers to the front, rear, eastern and western elevations. If concerns arise with regard to the velux window to the rear a condition may be recommended to ensure this window is obscurely glazed. As the proposed extension would be built adjacent but slightly set in from the northern boundary, the relationship with No. 31 Quinton Fields would need to be assessed fully to ensure there would be no adverse impact. This relationship would be assessed and subject to a site visit during the life of any application submitted. A 45 degree plan should be provided to ensure that the rear window/doors are not impacted with regard to loss of light or over shadowing.

Access and Parking

As the proposed works would decrease the internal space of the garage. The proposed internal size of the garage should still measure 3m in width and have a 6m length to ensure the parking area allows for a modern car to be parked as well as access down the sides of the vehicle. If the internal size decrease would not allow for this, the garage proposal would be unlikely to gain officer support.

Summary

In terms of the likelihood of receiving officer support, I am of the opinion the proposal would be in keeping with the character of the area and property and providing the rear extension would not have an adverse impact on any neighbouring property to the northern elevation, as well as the internal size of the garage allows for the parking and suitable access to and from a vehicle meeting the parking PD requirements, I am of the opinion that the proposal would be worthy of a planning application. This would be subject to a statutory and public consultation which could give rise to issues currently unforeseen

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.

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?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

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

First Name

Barry

Surname

Bradley

Declaration Date

18/03/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Barry Bradley

Date

18/03/2025