

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	
Suffix	
Property name	Littledene
Address line 1	Barn Lane
Address line 2	
Address line 3	
Town/city	Bersted
Postcode	PO22 9NY
Description of site location must be completed if postcode is not known:	
Easting (x)	493726
Northing (y)	102234

Description	
-------------	--

2. Applicant Details

Title	mr
First name	Garry
Surname	Warren
Company name	
Address line 1	Littledene
Address line 2	Barn Lane, Shripney
Address line 3	Bognor Regis
Town/city	Bognor Regis,
Country	United Kingdom

2. Applicant Details

Postcode

PO229NY

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Single Story Garden Room To Be Built in the rear garden of the property. The garden room is to measure 6.1 x 3.1 metres and is to situated 1 metre away from the neighbouring boundary. The height of the garden room is to be 2.7 metres at the front and 2.35 metres at the back with a sloping 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):

Windows	
Description of existing materials and finishes (optional):	Not Applicable
Description of proposed materials and finishes:	UPVC Double Glazed Windows to each side of the room One full length UPVC window at either side pf the front

Doors	
Description of existing materials and finishes (optional):	Not Applicable
Description of proposed materials and finishes:	set of 3.8mtr bi-fold doors on the front side, situated between the full length windows. UPVC Double glazed

Roof	
Description of existing materials and finishes (optional):	Not Applicable
Description of proposed materials and finishes:	EPDM (synthetic rubber) roof membrane, UPVC Guttering

Lighting	
Description of existing materials and finishes (optional):	Not Applicable
Description of proposed materials and finishes:	Internal and external recessed down-lighting

5. Materials

Other Internal Finish	
Description of existing materials and finishes (optional):	Not Applicable
Description of proposed materials and finishes:	Plasterboard lining to walls and ceiling

Walls	
Description of existing materials and finishes (optional):	Not Applicable
Description of proposed materials and finishes:	Maintenance-free composite Light coloured planks

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

Garry Warren: Front Elevation / Roof Plan / Side elevation / Floor Plan / Left & Right Overhang / Front Overhang

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

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

Garry Warren: Site Location form

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:

10. Pre-application Advice

Title	
First name	Neil
Surname	Crowther
Reference	PAA/82/21/

Date (Must be pre-application submission)

02/08/2021

Details of the pre-application advice received

My Pre Application was looked at with three items for consideration: Principle, Design and Neighbour Amenity. The Principle of development was considered acceptable to be assessed against relevant development plan policies. The design of the garden room was deemed acceptable to the appropriate surroundings. The Neighbour Amenity stated that whilst the structure is slightly higher than that which would be allowed under permitted development, but due to sufficient boundary treatment, the development was considered acceptable, with the addition not being deemed to result in harm and complaint with relevant policies. The conclusion stated that based upon the comments, Mr Crowther concluded that were an application for planning permission be submitted that it would likely to be approved subject to standard conditions

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
First name	Garry
Surname	Warren
Declaration date (DD/MM/YYYY)	08/09/2021

☒ 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. ☒

13. Declaration

Date (cannot be pre-application)

08/09/2021