

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	41
Suffix	
Property name	
Address line 1	Ash Grove
Address line 2	
Address line 3	
Town/city	Bognor Regis
Postcode	PO22 9JT
Description of site location must be completed if postcode is not known:	
Easting (x)	493514
Northing (y)	100681
Description	

2. Applicant Details

Title	Mr
First name	Alex
Surname	Peka
Company name	
Address line 1	41 Ash Grove
Address line 2	
Address line 3	
Town/city	Bognor Regis
Country	United Kingdom

2. Applicant Details

Postcode

PO22 9JT

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:

Demolition of existing outbuilding(s) currently in a state of disrepair. Construction of a garden room/outbuilding located at the end of the garden. Internally the building will be partitioned with one side serving as general storage/workshop and the other as a "quiet zone" for infrequent WFH activities and/or indoor cycling. As such, the building will be supplied with power and internet access (for tools and office equipment) as well water for gardening and washing bikes etc). To maximise comfort and minimise environmental impact the building will utilise a water harvesting system and feature a warm roof construction. To encourage more wildlife in the garden, the building will also be home to a selection of bird/bee homes. Ground clearing has begun but building is pending planning approval.

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):	
Description of proposed materials and finishes:	Timber construction, 50mm PIR insulation, house-facing side clad in western red cedar, Non-visible sides in low-maintenance, light weight metal sheeting

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Warm roof construction, 100mm insulation. finished with black EPDM rubber roof, black fascias and gutters leading to water harvesting system.

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Anthracite grey, minimum double glazed.

Doors	
Description of existing materials and finishes (optional):	

5. Materials

Description of proposed materials and finishes:

single set of double doors, anthracite grey

Lighting

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Small downlights built into roof soffits, operational from house and outbuilding.

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

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

11. Authority Employee/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	Alex
Surname	Peka
Declaration date (DD/MM/YYYY)	19/06/2021

☒ 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)	19/06/2021
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