

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	38
Suffix	
Property name	
Address line 1	The Roystons
Address line 2	
Address line 3	
Town/city	East Preston
Postcode	BN16 2TS
Description of site location must be completed if postcode is not known:	
Easting (x)	506748
Northing (y)	101976

Description	
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2. Applicant Details

Title	Mr & Mrs
First name	Alan & Gaynor
Surname	Clarke
Company name	
Address line 1	38, The Roystons
Address line 2	
Address line 3	
Town/city	East Preston
Country	

2. Applicant Details

Postcode	BN16 2TS
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	Tim
Surname	Rodway
Company name	Rodway Planning Consultancy Limited
Address line 1	293 Upper Shoreham Road
Address line 2	
Address line 3	
Town/city	Shoreham by Sea
Country	West Sussex
Postcode	BN43 5QA
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Demolition of existing roof & internal walls to kitchen, bathroom and study. Erection of new single storey extensions to west & north elevations. Construction of new roof to incorporate 2 bedrooms (1 with en-suite) to include 2 small gable dormers to south elevation. New rendered finish to east elevation - resubmission following approval of EP/54/21/HH & EP/103/21/NMA.

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)

23/09/2021

Has the work already been completed 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):	White painted brick.
Description of proposed materials and finishes:	White/ off white insulated render. Light grey fibre cement cladding.

Roof	
Description of existing materials and finishes (optional):	Clay tile. Flat roof trim (felt).
Description of proposed materials and finishes:	Medium dark grey fibre cement tile. Flat roof (GRP/ felt or similar).

Windows	
Description of existing materials and finishes (optional):	uPVC with leaded double glazed panes.
Description of proposed materials and finishes:	PPC aluminum light grey.

Doors	
Description of existing materials and finishes (optional):	uPVC with leaded double glazed panes.
Description of proposed materials and finishes:	PPC aluminum to match window frames (light grey).

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Concrete driveway and paths.
Description of proposed materials and finishes:	Driveway - Gravel (TSB) with gravel stabilisation matting beneath and metal edge retaining to driveway edges Other paths and paved areas - mixture of brushed concrete and also concrete slabs

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

Refer to the Planning Statement that has been prepared by Rodway Planning Consultancy, and the submitted drawings that have been prepared by OM Architecture.

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

7. Pedestrian and Vehicle Access, Roads and Rights of Way

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Please refer to the submitted plans. It is relevant to note that the existing pedestrian access and front gate will be closed, ensuring all pedestrian and vehicle access will be from the driveway / garage entrance.

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	Mrs
First name	Lisa
Surname	Coney
Reference	ENF/454/21

Date (Must be pre-application submission)

22/11/2021

Details of the pre-application advice received

Mrs Coney confirmed that "the majority of the original dwelling has not largely been retained & no reference to substantial demolition was made in the proposals for the extensions & roof conversion approved under EP/54/21/HH & EP/103/21/NMA. In order to regularise this situation, an application for planning permission in retrospect for the development will have to be submitted..."

This application is submitted in a direct response to this advice.

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	Tim
Surname	Rodway
Declaration date (DD/MM/YYYY)	16/12/2021

☒ 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)	16/12/2021
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