

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	2
Suffix	
Property name	
Address line 1	Bay Tree Garden
Address line 2	
Address line 3	
Town/city	East Preston
Postcode	BN16 1JG
Description of site location must be completed if postcode is not known:	
Easting (x)	506903
Northing (y)	102418

Description	
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2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Pickard
Company name	
Address line 1	2, Bay Tree Garden
Address line 2	
Address line 3	
Town/city	East Preston
Country	

2. Applicant Details

Postcode

BN16 1JG

Are you an agent acting on behalf of the applicant?

Yes

No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mrs

First name

Lauren

Surname

Willard

Company name

Inspired Design Studio Limited

Address line 1

39 Willowhayne Avenue

Address line 2

Address line 3

Town/city

East Preston

Country

United Kingdom

Postcode

BN16 1PL

Primary number

07545573721

Secondary number

Fax number

Email

lauren@inspireddesignstudio.co.uk

4. Description of Proposed Works

Please describe the proposed works:

Single Storey Rear Extension to replace existing garage and workshop. Alterations to roof including raising of ridge height and construction of rear dormer.

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):

Face Brickwork
Render

5. Materials

Description of proposed materials and finishes:	Thermowood Char Black Cladding Render
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Roof	
Description of existing materials and finishes (optional):	Dark Brown large format concrete tiles
Description of proposed materials and finishes:	Black large format concrete tiles

Windows	
Description of existing materials and finishes (optional):	White UPVC Windows
Description of proposed materials and finishes:	Black UPVC or aluminium windows

Doors	
Description of existing materials and finishes (optional):	White UPVC
Description of proposed materials and finishes:	Black UPVC or aluminium

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

1288.01.a Existing A1
1288.02.b Proposed A1
Planning Statement & 1288.03 Diagram indicating size of dormer which could be constructed under permitted development

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

If Yes, please describe:

Garage being demolished - however garage too narrow for modern car.

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

9. Site Visit

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
First name	Z
Surname	Denton
Reference	PAA/4/21/

Date (Must be pre-application submission)

12/03/2021

Details of the pre-application advice received

DESCRIPTION OF PROPOSED DEVELOPMENT

From the details submitted I understand that you propose to raise the roof of the host dwelling, and construct a rear dormer.

DESCRIPTION OF SITE

The site is populated by a single storey bungalow, in an area with a mixed character. However there are other examples of similarly designed proposals within the area, as there are examples of other roof dormers in the locality.

AMENITY

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale. Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

As a result of the extent of the proposed development, the proposed increase of the ridge height of the host dwelling is considered to result in a change in appearance of the host dwelling within the public realm. However, this alone does not prescribe refusal of the application, in that it would need to be established that the proposal would result in harm to the character of the host dwelling or its locality. The proposed extension to the host dwelling is considered to be of an acceptable design, and have no significant harmful impact upon the appearance of the host dwelling. Furthermore, the locality is considered to be of a reasonably mixed character, and there are examples of similar developments within the area.

The proposal is not considered to have a harmful overbearing or overbearing impact upon the occupiers of nearby dwellings as a result of the significant separation distance between the proposed development and the neighbouring dwellings, and the side-to-side nature of the host dwelling and its neighbours. The proposal will result in views at first floor level to the rear, which may result in harm to the privacy to the occupier to the rear, despite the separation distance of 7.8m to the rear. However, it would not be considered to be reasonable to refuse the application based on this, given the fact that a similar proposal can be constructed under Permitted Development.

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

12. Ownership Certificates and Agricultural Land Declaration

land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
- ☐ The agent

Title	Mrs
First name	L
Surname	Willard
Declaration date (DD/MM/YYYY)	26/04/2021

☒ 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)	26/04/2021
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