

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	6
Suffix	
Property name	6 & 8 Gorse Avenue
Address line 1	Gorse Avenue
Address line 2	
Address line 3	
Town/city	Felpham
Postcode	PO22 6AY
Description of site location must be completed if postcode is not known:	
Easting (x)	496487
Northing (y)	100783

Description

Whilst the owners of 6 and 8 Gorse Avenue had considered the planning guides in detail and formed an understanding that the proposed development fell under 'permitted development' guidelines, a subsequent visit by an ARUN Planning Compliance & Monitoring Investigator highlighted that the height of the proposed eaves exceeded the existing eaves by 150mm and as such fell outside of the 'permitted development' guidelines.

Noting the above the ARUN officer advised the occupiers of 6 and 8 Gorse within their email of July 2nd to issue a joint application to regularize the situation. Hence this subsequent application is to cover the proposal to demolish joint sun rooms / conservatories that are some 30 years old and construct something more robust.

During the discussions with the Arun Officer 6 Gorse also discussed the proposal to demolish an equally old existing outhouse that runs down the side of the house and rebuild the same size and shape, albeit in a more robust manner

2. Applicant Details

Title	Mr
First name	Tony / Simon
Surname	Boyle / Ward
Company name	
Address line 1	6
Address line 2	Gorse Avenue

2. Applicant Details

Address line 3	
Town/city	Felpham
Country	
Postcode	PO22 6AY
Primary number	
Secondary number	
Fax number	
Email address	
Are you an agent acting on behalf of the applicant?	

☐ Yes ☐ No

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Erection of sun-rooms to rear which includes the demolition of existing sun-rooms/conservatories.

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)

07/05/2019

Has the work already been completed without consent?

☐ Yes ☐ No

5. Materials

Does the proposed development require any materials to be used?

☐ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

The existing semi-detached bungalows are constructed from block and brick walls, rendered smooth and painted white.

5. Materials

Walls	
Description of proposed materials and finishes:	The proposals are to construct: Joint sun rooms / conservatories from block and brick walls, with the external brick being a 'Freshfield Dark Facing Brick' with the intention being to leave the brick un-rendered as a low maintenance feature. The wall rises as drawn above the line of the existing eaves to form a small parapet and the cavity has been capping / sealed with 'Bull Nosed Path Kerb Edging' All as per the attached drawings. An out house (Garage / Storage) to the side of 6 Gorse that will be construct from a single skin block wall with all visible faces being rendered and painted white to match the existing

Roof	
Description of existing materials and finishes (optional):	The existing semi-detached bungalows have standard pitched rooves that are felted, battened and tiled
Description of proposed materials and finishes:	The proposals are to construct: The joint sun rooms / conservatories with a flat roof hidden behind a small parapet wall, with the roof being formed with a fall covered in fibreglass and grey resin finish. The roof have a triple glazed roof light above each property of toughened glass centrally placed. The outhouse to the side of No' 6 Gorse will equally have a flat roof formed with a fall covered in fibreglass and grey resin finish.

Windows	
Description of existing materials and finishes (optional):	The existing semi-detached bungalows have white plastic double glazed units
Description of proposed materials and finishes:	The proposals are to: Fit a single feature aluminium double glazed unit in grey (RAL 7016) within each of the sun rooms. With the glazing made from toughened glass

Doors	
Description of existing materials and finishes (optional):	The existing semi-detached bungalows have plastic composite doors to the side of each of the houses well away from the new doors
Description of proposed materials and finishes:	The proposals are to: Fit a set of 3 panel aluminium bi-folds doors in grey (RAL 7016) within each of the sun rooms. With the glazing made from toughened glass Fit white plastic doors to the outhouse

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	The proposals are to: Fit four 6W LED fittings within the sun rooms / conservatories Have no lighting within the garage at present

5. Materials

Other type of material (e.g. guttering) Guttering

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

The proposals are to:

Fit a cast iron hopper and cast iron down pipe painted to match the metal work as part of the feature wall with the water being directed down an existing soak away

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

Attached are copies of the location drawing, a drawing showing the layout of the existing site and a blocking drawing for the two proposals

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

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

Samantha

Surname

Allen

10. Pre-application Advice

Reference

Date (Must be pre-application submission)

02/07/2019

Details of the pre-application advice received

Whilst we had considered planning in a structured manner and believed that we were constructing something that complied fully with the 'Permitted Development requirements, subsequent discussions with Samantha Allen (An Arun Planning Compliance & Monitoring Investigator) identified that whilst we were compliant in all areas, we had due to a design change exceeded the existing eaves height by a small amount.

Based on the above realization we (6 and 8 Gorse) were requested within Samantha Allen's email dated July 2nd to regularize the situation by issuing a combined (Single) application for both properties.

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

Tony

Surname

Boyle

Declaration date
(DD/MM/YYYY)

07/08/2019

☒ 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)

07/08/2019