

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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	Lyminster Cottage
Address line 1	Lyminster Road
Address line 2	
Address line 3	
Town/city	Lyminster
Postcode	BN17 7QF

Description of site location must be completed if postcode is not known:

Easting (x)	502545
Northing (y)	104697

Description	
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2. Applicant Details

Title	Mr
First name	Daniel
Surname	Harrison
Company name	
Address line 1	Lyminster Cottage
Address line 2	Lyminster Road
Address line 3	

2. Applicant Details

Town/city	Lyminster
Country	
Postcode	BN17 7QF
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:

New entrance / Driveway enabling the below works and independent services.
Restoration of external building at the front of the property.
Restoration of walled garden, front and rear.
Adjustment of levels around the property.
Restoration of all windows and small front porch area.
Demolition of poorly built and not in keeping addition to the property added by previous owners.
Addition of 2 storey extension allowing an upstairs bathroom, extra bedroom, kitchen/utility area followed by a full restoration of the roof and internals to the entire property.
Reinstate all garden planting lawns etc.

Has the work already been started without consent?

☐ Yes ☐ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☐ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☐ No

6. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☐ No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes ☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☐ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes ☐ No

c) Demolition of a part of the listed building

☐ Yes ☐ No

If the answer to c) is Yes

7. Demolition of Listed Building

What is the total volume of the listed building?

Cubic metres

122

What is the volume of the part to be demolished?

Cubic metres

14

What was the date (approximately) of the erection of the part to be removed?

Month

4

Year

1960

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Previous extension to the property, causing issues with access to the rear and damp.
Painted brick in construction with a pitched roof.
Full details and picture are submitted in attached documents.
Planning permission already granted with previous owner but with a poorly designed solution.
Removal of a small section of flint wall at the front of the site to provide vehicular access essential for restoration works at the property and long term giving much needed of road parking.
Full details are provided with the attached paper work.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

It is necessary to demolish the small previous extension so that a new more in keeping 2 storey extension can be built, away from the building of the new extension it will provide access to the rear of the property for maintenance etc. that currently isn't possible.
The extension will provide a better living space and a upstairs family bathroom rather than the cold damp one in the section to be demolished.

8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes ☐ No

b) works to the exterior of the building?

☒ Yes ☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

9. 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) demolition excluded

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.
To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

External Walls

Please provide a description of existing materials and finishes:

Out house walls, flint, brick & lime mortar.
2 Garden walls, flint, brick & lime mortar.
1 Garden wall, Brick & Cement.
Front and Side of property, flint, brick and lime mortar
Rear of main cottage wall, flint rubble and mortar that has been painted.
Extended section of property to the rear, painted brick and cement, block.

ARON DISTRICT COUNCIL LY14/19/L

Planning Portal Reference: PP-08213033

9. Materials

External Walls	
Please provide a description of proposed materials and finishes:	Out house walls, flint, brick & lime mortar. (full restoration with matched mortar) 2 Garden walls, flint, brick & lime mortar. (full restoration with matched mortar) Front and Side of property, flint, brick and lime mortar. (full restoration with matched mortar) Rear of main cottage wall, flint rubble and mortar that has been painted.(finished to match) Extended section of property to the rear, painted brick and cement, block. (section to be demolished and new extension to be painted brick with details of the traditional build such as the cornice and face bricks around the windows added)

Roof covering	
Please provide a description of existing materials and finishes:	traditional slate.
Please provide a description of proposed materials and finishes:	traditional slate.

Chimney	
Please provide a description of existing materials and finishes:	brick
Please provide a description of proposed materials and finishes:	brick

Windows	
Please provide a description of existing materials and finishes:	painted softwood
Please provide a description of proposed materials and finishes:	painted softwood

External Doors	
Please provide a description of existing materials and finishes:	painted softwood
Please provide a description of proposed materials and finishes:	painted hardwood

Ceilings	
Please provide a description of existing materials and finishes:	flat plastered
Please provide a description of proposed materials and finishes:	flat plastered

Internal Walls	
Please provide a description of existing materials and finishes:	flat plastered
Please provide a description of proposed materials and finishes:	flat plastered

9. Materials

Floors	
Please provide a description of existing materials and finishes:	concrete screed in the living room concrete screed in the kitchen herring bone brick by the front door concrete screed in the extension
Please provide a description of proposed materials and finishes:	concrete screed in the living room concrete screed in the kitchen herring bone brick by the front door concrete screed in the extension new floor will be of similar construction

Internal Doors	
Please provide a description of existing materials and finishes:	painted softwood
Please provide a description of proposed materials and finishes:	painted softwood

Are you supplying additional information on submitted plan(s)/design and access statement: ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Lymcotwritten
Lymcotscans

10. 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

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

within attached documents

11. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

it will mean there is no need to park opposite in church road

12. 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

13. 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?

13. Site Visit

- ☒ The agent
☒ The applicant
☐ Other person

14. 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	Zac
Surname	Denton
Reference	paa/43/19

Date (Must be pre-application submission)

06/08/2019

Details of the pre-application advice received

15. 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?

16. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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	Daniel
Surname	Harrison
Declaration date	09/10/2019

16. Ownership Certificates and Agricultural Land Declaration

 Declaration made

17. 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)

09/10/2019