

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. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First Name:	G	Surname:	Kitchen
Company name:					
Street address:	Hewarts Barn, 99, Hewarts Lane				
Telephone number:					
Mobile number:					
Town/City:	ALDWICK				
Fax number:					
Country:					
Email address:					
Postcode:	PO21 3DJ				
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:	Will Matthews	Surname:	hda project ltd
Company name:	hda projects ltd				
Street address:	St Johns House				
	St Johns Street				
Telephone number:					
Mobile number:					
Town/City:	Chichester				
Fax number:					
Country:	United Kingdom				
Email address:					
Postcode:	PO10 7BT				

3. Description of Proposed Works

Please describe the proposed works:

Detached flat roof garden room

Has the work already been started
without planning permission?

☒ Yes ☐ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	99	Suffix:	
House name:	Hewarts Barn		
Street address:	Hewarts Lane		
Town/City:	ALDWICK		
Postcode:	PO21 3DJ		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	491006
Northing:	99688

Description:

5. 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

6. 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:	R	Surname:	Temple
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Reference:	PAA 14 17
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Date (DD/MM/YYYY):	16/02/2017	(Must be pre-application submission)
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Details of the pre-application advice received:

Arun District Local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. Further Policy DEV19 indicates planning permission will only be granted for extensions to existing residential buildings provided that

- (i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;
- (ii) the extension is visually subservient to the main building;
- (iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- (iv) in streets characterised by relatively small gaps at first floor level between any buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;
- (v) the extension does not compromise the established spatial character and pattern.

Of particular note, the policy places an emphasis on extension(s) being visually integrated with the existing dwelling in terms of siting, design, form, scale and materials, and being visually subservient to the main building. In considering whether an extension has adverse overshadowing/loss of light or overbearing impact, extensions should not normally project beyond a line taken at 45 degrees from the middle of habitable room floor windows. The 45 degree line is an important measure in gauging the impact of overshadowing/loss of light and overbearing impact. A strong justification needs to be put forward to set aside the 45 degree line measure.

The proposed development is considered acceptable by reason of compliance with policies and advice because it is considered to be low impact and should it be of materials to mimic the existing house, then it may be visually acceptable in the street scene and in relation to the main dwelling.

Based on the above comments I conclude that were an application for planning permission to be submitted it would likely be approved subject to conditions.

7. 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

T 1 Blackthorn, T 2 Beech , T 3 Blackthorn

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. 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? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Doors - description:

Description of *existing* materials and finishes:

Stained timber

Description of *proposed* materials and finishes:

Colour coated aluminium

Roof - description:

Description of *existing* materials and finishes:

Clay tile roofs

Description of *proposed* materials and finishes:

Glass fibre flat roof with colour coated edge trims

Walls - description:

Description of *existing* materials and finishes:

Stained weather boarding above brick plinth

Description of *proposed* materials and finishes:

Stained weather boarding above brick plinth to match

Windows - description:

Description of *existing* materials and finishes:

Stained timber

Description of *proposed* materials and finishes:

Colour coated aluminium

11. Materials

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1656 P 01 location + block plans, 02 ground plans, 03 elevations as existing, 04+05 plans and elevations as proposed, 07+08 perspective views

12. Certificates (Certificate A)

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: ☒ 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