

Householder Application for Planning Permission for works or extension to a dwelling

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	Gable House
Address line 1	The Street
Address line 2	
Address line 3	
Town/city	Walberton
Postcode	BN18 0PH
Description of site location must be completed if postcode is not known:	
Easting (x)	497071
Northing (y)	106093
Description	

2. Applicant Details

Title	Mr
First name	Andrew
Surname	Ratcliffe
Company name	
Address line 1	Gable House
Address line 2	The Street
Address line 3	Walberton
Town/city	Arundel

2. Applicant Details

Country	
Postcode	BN18 0PH
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:

Extension to existing crossover which may affect the character and appearance of the Walburton Village Conservation area

Has the work already been started without planning permission? ☐ Yes ☒ No

5. Explanation for Proposed Demolition Work

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

The proposal involves removing one metre of wall and reducing the height of the wall from 1100mm to 740mm for the first metre only to improve the safety of access and exit. Please see the existing and proposed site plans and block plans (drawings 2-6) and elevations (drawings 7 and 8).

The flint wall will be rebuilt as close to its existing appearance as possible if subject to collapse following the removal of vegetation behind the wall. The existing materials of the wall will be retained.

The flint wall is currently leaning and deteriorating. (Drawing & Picture 9) It is only a matter of time before the wall collapses onto The Street due to slumping. We hope the proposal will retain and improve the state of the wall, retaining it is a feature within the area.

6. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

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

6. Materials

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Flint wall with a brick "queen" column on the end with an earth bank behind on the house side

Description of proposed materials and finishes:

Use new bricks for the queen and retaining existing flints for repair. Should the wall need rebuilding then the inner core would be in block work with all visible areas covered by flint using the existing flints.

Part of the rear earth bank will be removed with the created space surfaced with tarmac along with the rest of the drive which now requires resurfacing also in tarmac as before.

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

Please find attached a Covering letter and Lidsey Water Foul Catchment Area Statement.

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

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

See Drawings 5 & 6

8. Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes ☐ No

If Yes, please describe:

The proposed works will allow easier and safer access thereby avoiding having to do 2 or 3 point turns in the middle of The Street, due to the tight turning circle. Now that new houses have been built opposite parked cars frequently line the road exacerbating the issue.

9. 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:

See drawings 2 & 3 showing before and after

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

☒ Yes ☐ No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

See drawings 2 & 3 (existing and proposed block plans)

See drawings 2 & 3 (existing and proposed block plans) showing the removed shrubs behind the flint wall

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

10. Site Visit

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. 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	A
Surname	Gardner
Reference	PAA/145/17

Date (Must be pre-application submission)

25/09/2017

Details of the pre-application advice received

I was advised to contact the Highways Dept to see if the application would be supported on safety grounds. I subsequently contacted Highways and Ian Gledhill replied "In principle if any works are proposed that will improve highway safety, then these will be looked upon favourably by the County Council. The proposed works would clearly improve access arrangements for your property."

12. 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?

If yes, please provide details of their name, role, and how they are related:

Not sure if it is relevant but to be sure please note I am a Councillor on Walberton Parish Council

13. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

13. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Catherine Ratcliffe
Number	
Suffix	
House Name	Gable House
Address line 1	Gable House
Address line 2	The Street
Town/city	Walberton
Postcode	BN18 0PH
Date notice served (DD/MM/YYYY)	24/10/2018

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Andrew
Surname	Ratcliffe
Declaration date (DD/MM/YYYY)	24/10/2018

☒ Declaration made

14. 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)	07/11/2018
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