

Application for Planning Permission.
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	15
Suffix	
Property name	
Address line 1	Kings Close
Address line 2	
Address line 3	
Town/city	Yapton
Postcode	BN18 0EX
Description of site location must be completed if postcode is not known:	
Easting (x)	497937
Northing (y)	103071

Description	
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2. Applicant Details

Title	Mr
First name	Alex
Surname	Bradley
Company name	
Address line 1	15
Address line 2	Kings Close
Address line 3	
Town/city	Yapton
Country	

2. Applicant Details

Postcode	BN18 0EX
Are you an agent acting on behalf of the applicant?	☐ Yes ☒ No
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	9.04
Unit	Sq. metres

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

When the property was purchased, a basic shed was provided as part of the development. This has been removed from the garden because due to the size and layout of the garden, the shed was located next to the perimeter fence which had an angle of less than 90 degrees leaving void space that could not have been accessed or used with the existing shed.

The request is to erect a single story home office/garden building located where the previous garden shed was constructed. This will be a bespoke structure which match the angles of the garden to maximise utilisation of the space. Drawings have been provided from the carpenter but the structure will be timber based with insulation and electricity to enable home working all year round. The exterior will be finished with cladding to match the front of the existing dwelling house and keep within local design. The front of the home office will be completed with upvc french doors with windows to allow light into the home office/garden building and will be secured with lock and keys to ensure maximum security to match the existing systems in the dwelling house.

In addition to the use of a home office/garden building, this will be used for additional storage for garden furniture and leisure assets including bicycles which the previous shed would not be able to accommodate due to size. The rationale behind insulating is to prevent the presence of damp during the winter months and protecting the leisure assets.

Has the work or change of use already started? ☒ Yes ☐ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)
DD/MM/YYYY

Has the work or change of use been completed? ☒ Yes ☐ No

6. Existing Use

Please describe the current use of the site

The existing place where the shed was located is not being used at present but has been replaced with the new home office/garden building. Work started on this project in May 2021 where this was being built under Permitted Development with no planning application required. However, this has stopped since following that our Permitted Development rights have been removed and the requirement of planning permission required.

6. Existing Use

Is the site currently vacant? ☐ Yes ☐ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☐ No

Land where contamination is suspected for all or part of the site ☐ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☐ No

7. 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):	N/A
Description of proposed materials and finishes:	The walls will be built using a timber frame with OSB keeping in insulation to retain heat in the winter and keep cool in the summer months. On the interior the OSB will either be left as a natural finish or be painted with bright neutral colour. On the exterior of the frame, the OSB will be covered with a breathable membrane to ensure condensation does not built up between the OSB and cladding to be used. The cladding which will provide the final finish to the structure, is constructed is hardie plank cement board, which is non-flammable will be cladded in a similar cladding style and colour, to match the use at the front of the existing dwelling house to keep this within a consistent look in the area.

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	The roof will be created by using 5x2 inch timber frame where the interior will be the same as the walls with OSB being the final effect and will be left either natural or painted with a neutral colour. This will again be insulated to retain the heat during the winter and keep cool in the summer months. On top of the joists will be furring pieces which will create an 10mm angle from the front to back, for rainwater to leave without creating any standing water. OSB will be placed on the top before water resistant felt adhesive is put onto the OSB and the roofing felt will be applied. The felt will be a grey colour and close to the colour of the felt of the shed that was provided when purchasing the property.

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Alongside the french doors, there will be two full length double glazed panels either side of the doors. These will not be able to open or close and neither will these overlook into adjoining properties.

Doors	
Description of existing materials and finishes (optional):	N/A

7. Materials

Description of proposed materials and finishes:

There will be uPVC french double glazed doors fitted to the front which will allow light to come into the home office/garden building. These will match the current french doors that are in use at the rear of the dwelling house to keep in nature of the surrounding buildings.

Lighting

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

Electricity will be supplied which will assist with the lighting within the proposed home office/garden building. These will be 4 energy efficient and saving down lights placed in the ceiling.

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

Following the materials listed above, on the exterior drawings provided, these will show how the walls, roof, windows and doors will look once the project has been completed.

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

☐ Yes ☐ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☐ No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes ☐ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☐ No

How will surface water be disposed of?

11. Assessment of Flood Risk

- ☐ Sustainable drainage system
- ☒ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Other

No toilet facilities in the proposed home office/garden building

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☐ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☐ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☐ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☐ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☐ No
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☐ Yes ☐ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☐ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☐ No

Is the proposal for a waste management development? ☐ Yes ☐ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☐ No

22. 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

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☐ No

24. 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?

25. 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	Alex
Surname	Bradley
Declaration date (DD/MM/YYYY)	10/10/2021

☒ Declaration made

26. 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)	10/10/2021
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