



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

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Jason

Surname

Godley

Company Name

Address

Address line 1

Keepers Cottage

Address line 2

Grange Road

Address line 3

Town/City

Terrington St Clement

County

Country

United Kingdom

Postcode

pe34 4hg

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

THIS IS A RETROSPECTIVE PLANNING REQUEST AS ALL WORK WAS COMPLETED IN 2021

Remove existing timber veranda and felt roof.

Remove and excavate existing concrete floor in preparation for laying new concrete floor.

Dig 300mm x 300mm x 750mm deep piers to support oak post, add 50mm compacted MOT 1 subbase.

Add steel reinforcement into pier and filled with concrete upto GL.

Embed 20mm steel pins to support oak post into concrete piers.

For concrete base add 50mm compacted MOT 1 sub-base and overlay sand blinding before laying DPM.

Install reinforced steel mesh on mesh stands.

Pour 100mm concrete base.

Install 150mm x 100mm Aluminium box gutter onto existing slate roof and install down pipe to existing drain.

Install Oak frame posts onto piers and associated steel pins.

Install oak frame and brace and pin each oak upright to each beam using 25mm oak dowels in positions provided by manufacturer.

Install pre-engineered oak rafters at approx 490 centers, using bird mouth to connect lay on beam and connecting to 200mmx50mm oak ridge beam.

Use Stainless steel fixing plates provided to secure base of rafter to beam.

Use provided fixing to connect rafters to ridge.

Install AluKap weatherstrips to rafters to support glazing.

Install 5mm clear toughened glass to BSEN12150 roof panels and secure using the AluKap sealed coverstrips, screwed down at 300mm centers and add Aluminium weather cover strip.

For the windows, use 8mm toughened glass to BSEN12150.

Secure windows using the provided wood frames and weather seals.

Install hydraulic Door Pistons to support the 8mm toughened glass to BSEN12150 glazed doors to outside and to internal cross beam.

Mount glazed doors and set hydraulic return accordingly to suit preference.

Install Floplast 112mm round guttering and downpipe to existing drain.

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)

Has the work already been completed without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

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)

Type: Walls Existing materials and finishes: 75mmx75mm timber posts painted green Proposed materials and finishes: 140mm x 140mm Oak Frame, partially glazed with 8mm toughened glass to BSEN12150. All oak finished in Satin Black Wood Preservative.
Type: Windows Existing materials and finishes: Not applicable Proposed materials and finishes: All windows are 10mm toughened glass to BSEN12150. Mounted in provided wood frames with weatherseals.
Type: Doors Existing materials and finishes: Not Applicable. Proposed materials and finishes: All doors are fully glazed using 10mm toughened glass to BSEN12150. Doors are mounted on hydraulic openers and adjusted to auto-close.
Type: Roof Existing materials and finishes: single pitch timber panel on timber beams overlaid with roofing felt and corrugated plastic. Proposed materials and finishes: double pitched roof using 140mm x 50 oak rafters sitting on oak beam and connecting to 200m x 50mm oak ridge. Rafter are overlaid with 8mm toughened glass glazed panels to BSEN12150 using Alukap fixings. Ridge is covered with AluKap ridge beam to provide weather protection and ridge seal for glazing.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☐ Yes
- ☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
- ☒ No

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

- ☐ Yes
- ☒ No

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

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

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.

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?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

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

Jason

Surname

Godley

Declaration Date

19/09/2023

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jason Godley

Date

19/09/2023