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. Site Address

Number	340
Suffix	
Property name	
Address line 1	Bridge Road
Address line 2	Sutton Bridge
Address line 3	
Town/city	Spalding
Postcode	PE12 9SH

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

Easting (x)	546445
Northing (y)	321857

Description

2. Applicant Details

Title	Mr.
First name	Louis
Surname	Bornman
Company name	
Address line 1	340, Bridge Road
Address line 2	Sutton Bridge
Address line 3	
Town/city	Spalding
Country	

2. Applicant Details

Postcode	PE12 9SH

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Luke
Surname	Evans
Company name	Luke Evans Architects
Address line 1	The Old Drill Hall, 23A Cattle Mark
Address line 2	
Address line 3	
Town/city	Norwich
Country	
Postcode	NR1 3DY
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Victorian semi-detached property which has fallen into disrepair and dilapidation since going to market several years ago.
Finding a buyer has proved problematic given the state of vacant possession and overgrown garden.
My client wishes to return this property into a habitable state, to do so requires extensive refurbishment inside and out.
In order to make this a comfortable family home, suitable for a modern family there is a need to enlarge and extend the property.
The proposed extension consists of a two storey side and rear new build element, linking into the existing in order to provide a further bedroom, a family bathroom, an open living area and enlarged kitchen.
The client has high material aspirations which we believe allow the proposed to tie-in with the design and form of the existing building. The existing fabric will be respected and repaired. Pitched roofs have been proposed to reference the original roof volumes. Traditional materials will be used, which are in keeping with a Victorian property. At the same time the proposed fabric will be much higher in its performance both thermally and acoustically.
The design of the proposed works to 340 Bridge Road has been carried out in tandem with that of 338 Bridge Road. This has allowed the design to be sympathetic towards one another, whilst ensuring building and material efficiencies. This process has also provided an opportunity to ensure that the appearance of elevations are broadly in-line with one another, in doing so the proposed design provides a high degree of symmetry which would be expected with a victorian era property.
This application will be followed up with a further application in order to change the use class of agricultural land behind the property's boundary. This land will later be adopted as garden space.

Has the work already been started without consent? ( ) Yes (•) No

5. 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):	Pebble dash render in need of remedial action to repair and make good. Fresh paint will also be necessary.
Description of proposed materials and finishes:	External facing bricks to be chosen to compliment the original brick walls. Brick colour to be a red blend (as existing) with mixed hues to avoid a block colour appearance. Brick type to be of a hand thrown appearance to avoid a wire cut appearance - in keeping with the age of the property.

Windows	
Description of existing materials and finishes (optional):	Timber sashes to be repaired and re-painted. Glazing repairs where necessary.
Description of proposed materials and finishes:	New windows and doors to be aluminium composite system, velfac or similar. Polyester Powder Coated (PPC) finish. Colour to complement brick and render (dark grey / bronze) tbc.

Roof	
Description of existing materials and finishes (optional):	Slate Roof - to be re-felted and existing tiles re-instated. New tiles installed to replace fallen and broken tiles.
Description of proposed materials and finishes:	Proposed new build to compliment existing: Slate / Zinc tbc.

Doors	
Description of existing materials and finishes (optional):	Solid timber doors and frames to be repaired and re-painted. Glazing repairs where necessary.
Description of proposed materials and finishes:	New windows and doors to be aluminium composite system, velfac or similar. Polyester Powder Coated (PPC) finish. Colour to complement brick and render (dark grey / bronze) tbc.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Hedgerow and picket fencing to be retained. Smalls areas will need to be cut back and removed to allow construction work to take place.
Description of proposed materials and finishes:	Localised area of Hedgerow to the front of the property to be removed to provide access to proposed car parking space. Hedgerow in this location will be replaced with timber bi-folding gate.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Grass Lawn adjacent to the property...
Description of proposed materials and finishes:	...to be replaced with a hardwearing grass grid system to provide a car parking space away from the road and closer to the property. Grasscrete or similar.

Are you supplying additional information on submitted plans, drawings or a design and access statement? (●) Yes ( ) No

5. Materials

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

All proposed elevations indicate the proposed development with a linear hatch to illustrate the coursing of the bricks.
Proposed Roof Plan indicates the new build roof elements with a standing seam zinc roof. This could equally be a slated roof as mentioned above.
Proposed Ground Floor Plan indicates zone allotted for one parking space.

6. 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:

Low level hedges only - as discussed in the previous section

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:

Low level hedges only - as discussed in the previous section

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

8. Parking

Will the proposed works affect existing car parking arrangements? (●) Yes ( ) No

If Yes, please describe:

The current parking provision is located on street immediately outside the property. This causes an obstruction and safety hazard to the flow of traffic and to those alighting the vehicle. As such the applicant considers the existing provision unsatisfactory and unsafe for their young family.
The proposed parking provision (shown on the Ground Floor Plan) indicates the required area of dropped kerb & zone necessary to park one car.
The design intention is to create a car parking that allows good drainage which reduces water run-off. As such a grass protection grid or product such as grasscrete will be used to reduce visual impact and improve drainage.

9. 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

10. 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

First name

10. Pre-application Advice

Surname	
Reference	PE-00274-21

Date (Must be pre-application submission)

27/08/2021

Details of the pre-application advice received

Flat roof element considered 'Unsympathetic'.
Extension to be re-designed to better reflect the existing design features.
To consider the use of 'Symmetry' when designing the elevations of 338 & 340 Bridge Road.

11. 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?

12. 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	Luke
Surname	Evans
Declaration date (DD/MM/YYYY)	20/09/2021

☑ 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 (cannot be pre-application)	20/09/2021