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	1
Suffix	
Property name	
Address line 1	Middle Road
Address line 2	Whaplode
Address line 3	
Town/city	Spalding
Postcode	PE12 6TW

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

Easting (x)	532523
Northing (y)	324206

Description

2. Applicant Details

Title	Mr
First name	Neil
Surname	Meredith
Company name	
Address line 1	1 Middle Road
Address line 2	Whaplode
Address line 3	
Town/city	Spalding
Country	Lincs.

2. Applicant Details

Postcode	PE12 6TW

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. Description of Proposed Works

Please describe the proposed works:

(1) Single storey brick extension to link existing main dwelling to existing single storey flat-rooved brick outbuilding, replacing smaller existing UPVC conservatory, and by opening up the rear of existing main dwelling to create a larger kitchen area with access to two sides. Flat roof on wooden frame.
(2) Conversion of existing brick outbuilding from item (1) into a study, with internal access from new link extension in item (1).
(3) Replacement of flat rooves from outbuilding in item (2) above, and one other contiguous outbuilding at the rear of item (2) lowering height to match the design of roof for item (1) above, thus joining to rear of main dwelling. The new extension and roofing for the two outbuildings therefore matching.
(4) Addition of front porch constructed from brick with pitched tiled roof.
(5) Demolition of unused stand-alone outbuilding at front right-hand side to create garden and parking space.
(6) Modification to internal upstairs layout to include additional bathroom, with possible replacement of existing stand pipe.

NOTE: The main dwelling and outbuildings are original (considered to have been built before 1948) and pre-date registration with HM Land Registry. The conservatory is a modern addition (no information as to date of erection). The completed works will remain less than 50% of the property curtilage. The property is not on designated land.

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):	Main dwelling is of brick construction rendered and painted white. The existing conservatory is UPVC. The existing outbuildings are of brick construction, the walls rendered and painted.
Description of proposed materials and finishes:	Proposed single storey link extension to consist of brick wall construction to two sides. Proposed conversion of nearest outbuilding to study to have brick walling to match where the old external double doorway is removed. Proposed front porch to be of brick construction, rendered and painted to match.

Roof	
Description of existing materials and finishes (optional):	Main dwelling has pitched tiled roofing. Single storey conservatory has flat felt roof. Single storey outbuildings have flat/sloping asbestos sheet roofing.

5. Materials

Description of proposed materials and finishes:	New link extension to have asymmetrical pitched tiled roofing over wooden frame. The existing outbuildings are to have matching asymmetrical pitched tiled roofing over wooden frames. The replacement roofing across the two outbuildings and new link extension to match. Proposed front porch to be pitched tiled design on wooden frame.

Windows	
Description of existing materials and finishes (optional):	Main dwelling has UPVC double glazed windows. Existing conservatory has UPVC double glazed windows. Existing outbuildings have single glazed wooden windows.
Description of proposed materials and finishes:	Proposed single storey link extension to have UPVC double glazed windows to both sides. Proposed conversion of nearest outbuilding to have UPVC double glazed windows to both sides. Proposed front porch to have single UPVC double glazed window.

Doors	
Description of existing materials and finishes (optional):	Main dwelling has UPVC double glazed door to front and a wooden internal door (formerly rear kitchen access). Existing conservatory has UPVC double glazed door. Existing outbuildings have double wooden doorways.
Description of proposed materials and finishes:	Proposed single storey link extension to have UPVC double glazed doors to both sides. Proposed conversion of nearest outbuilding to have wooden single internal doorway accessed from proposed link extension. Proposed front porch to have either UPVC or hardwood door and frame.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Existing front boundary includes unused stand-alone outbuilding, wooden gate and metal railed fencing
Description of proposed materials and finishes:	Existing unused stand-alone outbuilding to be removed and replaced by fencing to match existing railed fence if possible, or similar.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Existing vehicular entrance via wooden gate leading to mixed surfaces of gravel, grass and concrete.
Description of proposed materials and finishes:	Vehicular access retained via wooden gate, leading to gravelled area to front (where demolished outbuilding sits currently) to create parking area. Concrete path to side of dwelling to be replaced with gravel. Extension of gravel driveway to rear outbuildings for access to garage. Remaining rear area to be grassed with flower borders.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ○ Yes ◉ No

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ○ Yes ◉ No

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

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	Mr
First name	
Surname	
Reference	PE-000005-21

Date (Must be pre-application submission)

18/02/2021

Details of the pre-application advice received

Originally this was a speculative application seeking advice and guidance on potential development works to an existing property that is old and in need of a mixture of improvement works. Further to referencing the Planning Portal guidance on permitted development, maintenance activities, and projects where permission might required, I approached SHDC Planning Department seeking advice for a range of modification and extension ideas/proposals to ascertain their viability. The relevant works and interpretation are as follows: -

1. Replacement roofing to existing outbuildings - considered as maintenance and therefore may not require planning approval (unless the design changes from a flat roof to pitched) as now the case.
2. Single storey link extension from existing main dwelling to nearest existing outbuilding, replacing existing UPVC conservatory.
3. Conversion of existing nearest outbuilding into study - possibly a permitted development and therefore probably not requiring planning approval.
4. Addition of front porch - possibly under permitted development rights and therefore not requiring planning approval.
5. Internal modifications to include expanded kitchen (into new link extension) and modifying existing upstairs layout to create upstairs bathroom (no planning permission required unless the existing stand pipe requires replacement).
6. Demolition of unused/unwanted outbuilding to front right side of property.

After discussion, I simplified my requirements to a single storey link extension along with other works detailed above, and due to the mixed nature of these works and the types of application that may be required, the Senior Planning Officer recommended a 'Householder Application' to cover all requests.

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	Neil
Surname	Meredith
Declaration date (DD/MM/YYYY)	21/06/2021

☑ 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)	21/06/2021