

Development Management, Economic Development and Planning,
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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

First name

Ben

Surname

Mott

Company Name

Address

Address line 1

LITTLE THENFORD, THE STREET

Address line 2

KILMINGTON

Address line 3

Town/City

Warminster

County

Country

United Kingdom

Postcode

BA12 6RG

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

This application is being submitted in addition to the listed building consent for the same works. This is a retrospective planning application as the works have been completed. We undertook them for two main reasons. Firstly there was planning approval already in place from a previous application submitted by a previous owner. Secondly, and mainly, the outbuilding was structurally unsafe and, with two young children and a dog, we decided we could not wait. This was instigated by a large stone falling from the central wall and missing my then 4 year old son by about 6 inches. We could not stop access as there were no doors, just holes in the wall covered by polystyrene doors clad in wood. The surveyor recommended we undertake immediate remedial work to stop the roof falling in, and the rear wall onto Naeforth collapsing. The project started with critical remedial work and then as we got into it, evolved into a far larger project, by which time it was too late to stop and make requests for changes to the permissions. We, and our builders, proceeded thinking that as it was an outbuilding, and we were not converting to a dwelling, nor altering the structure or external aesthetic, that this would be ok. The visit from the planning officers in July told us otherwise, by which time it was too late to stop.

I would like to reiterate that the building was completely dilapidated when we moved into the property, and that every care has been taken to restore this outbuilding to its former glory. With hindsight we would have done things differently, but safety was our primary concern.

In addition to this retrospective application on the outbuilding, we also request permission to make much needed improvements to the main cottage. Please note this work has not yet been started. The cottage has limited windows and is very dark and damp internally. There is a "front" door opening to the main road which we do not use, we would like to replace this with a window as per the drawings. We would also like to replace a bricked up window on the same road elevation. In addition, there is a second "entrance door" from the garden which is defunct, and we would like to replace this with bifolding doors. This would allow more space and light.

To the rear of the cottage there is a courtyard, not overlooked by any other house or from the road. It is currently accessed by a small door in the corner of the kitchen. We would like to remove this door, and put a new door to the courtyard from the utility room, replace the old door with a window. We would then like to do some internal reconfiguration to make a separate WC and shower room for the downstairs bedroom.

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:

Doors

Existing materials and finishes:

Painted wood.

Proposed materials and finishes:

Aluminium frame.

Type:

Windows

Existing materials and finishes:

Painted wood.

Proposed materials and finishes:

New windows would be identical to existing.

Type:

Walls

Existing materials and finishes:

Stone

Proposed materials and finishes:

Stone

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

Access statement: 2151-DAS-01

Drawings: AEA-2151-P-01 to 09

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

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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?

E.g. All the land is owned by a single individual

☒ 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

First Name

Surname

Declaration Date

☒ 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

Date

Amendments Summary

Edited and updated the householder planning application to reflect new requests for improvements to the main dwelling (Cottage) alongside the retrospective planning application to the outbuilding. We have also uploaded architects drawings for both, and a design access and heritage statement. Thank you.