

Application for Outline Planning Permission with all matters reserved.  
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	11
Suffix	
Property name	(Land at rear)
Address line 1	Fanshawe Road
Address line 2	
Address line 3	
Town/city	Ham
Postcode	TW10 7XT

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

Easting (x)	517203
Northing (y)	171645

Description

**2. Applicant Details**

Title	Mr
First name	Saeed
Surname	Fitoohi
Company name	
Address line 1	11, Fanshawe Road
Address line 2	
Address line 3	
Town/city	Ham
Country	

## 2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. Description of the Proposal

Please describe the proposed development

Has the work already been started without planning permission?

Yes  No

## 5. Site Area

What is the measurement of the site area?  
(numeric characters only).

Unit

## 6. Site Information

### Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

## 6. Site Information

Title Number

SGL258330

### Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes  No

### Public/Private Ownership

What is the current ownership status of the site?

Public  Private  Mixed

## 7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes  No

Do the proposals cover the whole existing building(s)?

Yes  No

### Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?  
If the proposal does not include affordable housing, select 'No'.

Yes  No

### Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	Dwelling
Maximum height (Metres)	3.1
Number of storeys	1

### Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes  No

### Projected cost of works

Please provide the estimated total cost of the proposal

Up to £2m

## 8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit?

Yes  No

## 9. Superseded consents

Does this proposal supersede any existing consent(s)?

Yes  No

## 10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development.  
If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
Entire	August	2021	December	2021

## 11. Scheme and Developer Information

Scheme Name

## 11. Scheme and Developer Information

Does the scheme have a name?

Yes  No

### Developer Information

Has a lead developer been assigned?

Yes  No

## 12. Existing Use

Please describe the current use of the site

Garage for 11 Fanshawe Road

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

## 13. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
C3 - Dwellinghouses	0	29	61.5
Total	0	29	61.5

## 14. Vehicle Parking

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

Yes  No

Please provide the number of existing and proposed parking spaces.

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	2	1

## 15. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes  No

Please add details of the charging points.

Active charging points: Fully installed and ready to use.

Passive charging points: Electrical infrastructure/capacity in place to allow charging points to be installed.

### 15. Electric vehicle charging points

Charging points	Active	Passive
Fast charging points (7-22 kw)	0	1
Total charging points	0	1

### 16. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space?  Yes  No

Please 'Add' details for each area of open space that is being lost, gained or having its use changed using the button below. You will need to complete all the fields in the popup box.

Loss/Gain/Change	Open Space Designation	Open Space Type	Area	Units	Access Type	Description	Will Land Swap apply?
Change Of Use	Not Designated	Amenity	9.5	Sq. metres	Restricted	Garden space	No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?  Yes  No

### 17. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

20

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?  Yes  No

Please state the expected internal residential water usage of the proposal (litres per person per day)

200.00

Does the proposal include the harvesting of rainfall?  Yes  No

Does the proposal include re-use of grey water?  Yes  No

### 18. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?  Yes  No

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?  Yes  No

#### Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

Units Gained											
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land
Detached Home	1	Market for Sale	62	3	2						Yes

Please add details for every unit of communal space to be added

## 18. Residential Units

Who will be the provider of the proposed unit(s)?

Private

Total number of residential units proposed

1

Total residential GIA (Gross Internal Floor Area) gained

62

## 19. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

## 20. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

0

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

## 21. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?  Yes  No

## 22. Utilities

### Water and gas connections

Number of new water connections required

1

Number of new gas connections required

1

### Fire safety

Is a fire suppression system proposed?

Yes  No

### Internet connections

Number of residential units to be served by full fibre internet connections

1

Number of non-residential units to be served by full fibre internet connections

0

### Mobile networks

Has consultation with mobile network operators been carried out?

Yes  No

## 23. Environmental Impacts

### Community energy

Will the proposal provide any on-site community-owned energy generation?

Yes  No

### Heat pumps

Will the proposal provide any heat pumps?

Yes  No

### Solar energy

### 23. Environmental Impacts

Does the proposal include solar energy of any kind?  Yes  No

#### Passive cooling units

Number of proposed residential units with passive cooling

#### Emissions

NOx total annual emissions (Kilograms)

Particulate matter (PM) total annual emissions (Kilograms)

#### Greenhouse gas emission reductions

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?  Yes  No

#### Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

#### Urban Greening Factor

Please enter the Urban Greening Factor score

#### Residential units with electrical heating

Number of proposed residential units with electrical heating

#### Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

### 24. Employment

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

### 25. Hours of Opening

Are Hours of Opening relevant to this proposal?  Yes  No

### 26. 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**

### 27. 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?

Sustainable drainage system

## 27. Assessment of Flood Risk

- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## 28. 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

## 29. Pre-application Advice

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

## 30. 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?

## 31. 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

First name

Surname

Declaration date (DD/MM/YYYY)

- Declaration made



### 32. 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)

06/05/2021