

## 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 and Mrs

First name

Surname

Reeves

Company Name

### Address

Address line 1

323 Hanworth Road

Address line 2

Address line 3

Town/City

Hampton

County

Richmond Upon Thames

Country

Postcode

TW12 3EJ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Proposed ground floor rear and side extensions

Has the work already been started without consent?

Yes

No

## Site information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

### 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".

**Title Number:**

MX314148

## Energy Performance Certificate

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

Yes

No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

9865-3008-1203-3469-1200

## Further information about the Proposed Development

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

52.00	square metres
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Number of additional bedrooms proposed

1
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Number of additional bathrooms proposed

0
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## Development Dates

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When are the building works expected to commence?

09/2024	
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When are the building works expected to be complete?

03/2025	
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## 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:**

Face brick and render

**Proposed materials and finishes:**

Face brick and render

**Type:**

Roof

**Existing materials and finishes:**

Pitched with concrete tiles and flat with felt

**Proposed materials and finishes:**

Pitched with slate tiles and flat with felt

**Type:**

Windows

**Existing materials and finishes:**

Wooden and metal framed

**Proposed materials and finishes:**

Wooden framed

**Type:**

Doors

**Existing materials and finishes:**

Wooden

**Proposed materials and finishes:**

Wooden

**Type:**

Other

**Other (please specify):**

Roof lantern

**Existing materials and finishes:**

**Proposed materials and finishes:**

Wooden framed

**Type:**

Other

**Other (please specify):**

Rainwater goods

**Existing materials and finishes:**

PVC

**Proposed materials and finishes:**

Metal

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

22042-PLA-201 Site locality map  
22042-PLA-202 Site plan  
22042-PLA-203 Existing plans  
22042-PLA-204 Proposed ground floor plan  
22042-PLA-205 Proposed first floor and loft plans  
22042-PLA-206 Proposed northwest and southeast elevations  
22042-PLA-207 Proposed northeast and southwest elevations  
22042-PLA-208 Existing northwest and southeast elevations  
22042-PLA-209 Existing northeast and southwest elevations  
22042-REP-201 Design and access statement  
22042-FSS-201 Fire safety statement  
CIL Form  
Martin Dobson Associates tree report  
Excerpt of structural report

## 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

SEE Martin Dobson Associates report

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

## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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

Yes

No

## Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply 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 (as amended).

## 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

**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

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

23/P0061/PREAPP



12/05/2023

#### Details of the pre-application advice received

For the pre-application the project showed on a north west flank two storey side extension and on the south east flank wall an extension with bay window which was forward of the existing front facade. The issues raised by the officer are summarized below. It is noted that the current application is different:

##### Ground floor rear extension:

Despite the depth of this aspect of the scheme failing to meet the SPD's upper depth limit and the height being very generous, it is not considered that this aspect would unduly introduce a new sense of overbearing to either flanking neighbour. This is due to its siting to the opposite side of the existing outrigger to number 319 and not exceeding the rear elevation of the opposite neighbour at n. 327. Given all openings from this extension would be set behind the existing boundary treatment or set well above head height there is no objection regarding privacy/ overlooking.

##### Ground floor side extension:

As a result of the siting of this aspect of the scheme, it would not be readily visible from within either flanking neighbour. While it is noted that it would be readily visible from the properties opposite, it is not considered to erode their existing amenities.

##### Two storey side extension

Despite this aspect being recommended to be removed within the design assessment an assessment against LP8 will be carried out for completeness.

Given its setting, this aspect would have a neutral impact upon n.319.

Despite its set back from the front elevation, this extension would exceed the front elevation of the neighbour by approximately 3m. Given there is not an established building line along Hanworth Road, and the extension would be set approximately 1.2m from the common boundary with this neighbour, no objection is raised with regard to outlook or overbearing however this would be subject to a further assessment at planning application stage which may include a site visit. Attention is also drawn to paragraphs 3.3 of the Council's SPD which seeks to protect daylight and sunlight levels. Should any future application include this building feature, evidence that this aspect would meet the relevant BRE tests should also be submitted.

As part of any future planning application, in accordance with Policy D12 if the London Plan (2021) a planning fire safety statement should be submitted to ensure the proposal would not have an adverse impact in terms of fire safety.

As outlined above, there is a strong in principle objection to the erection of a two-storey side extension and removal of the existing chimney stacks. Therefore, any future scheme should seek to omit such works to increase the possibility of the application being supported. However, it is found that there is scope to extend the property through the erection of two single storey side and rear extensions subject to the advice as prescribed by the council's conservation officer being followed and the suitable tree details being provided.

## 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

Frank

Surname

Smith

Declaration Date

12/03/2024

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

Frank Smith

Date

12/03/2024