

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

First name

Michael

Surname

Speer

Company Name

Address

Address line 1

29 Hartington Road

Address line 2

Address line 3

Town/City

Twickenham

County

Country

United Kingdom

Postcode

TW1 3EL

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Proposed First Floor Extension and Rebuild of Existing Ground Floor Rear Wall and Roof

4.1. Proposed Ground Floor Changes: Rebuild of Rear Wall and Roof (no change to existing footprint).

1. Due to masonry in significant disrepair the existing rear wall will be replaced with a new, like-for-like, external wall, insulated to current standards.
2. The existing part sloped, part glazed roof will be replaced with a single flat roof, including one skylight (1x2m) positioned within the area which was previously fully glazed.
3. The existing single-glazed rear window will be replaced with a double-glazed alternative, while the existing rear door and side-window will be replaced with double-glazed French doors, providing access to the garden.
4. Minor modifications to internal wall configuration will allow the existing dining room to become a small utility and WC, while offering more space for the kitchen without the need for an increase in square footage.

4.2. Proposed First Floor Changes: First Floor Rear Extension.

1. Enlargement of a small, rear room (currently a bathroom) via a 3.25m x 2.85m extension. This increase in size will allow the room to become a bedroom, while the bathroom will move to the 'box' bedroom at the front of the house. The extension is not attached to any neighbouring property as the first floor is end-of-terrace. The extension has been designed to not impede the neighbours 45 degrees 'right to light' as defined by the BRE.
2. A flat roof for the new extension will ensure that the exterior remains in keeping with the ground floor roof, as well as neighbouring properties' similar 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: MX299509

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)

0390-2911-3260-2127-8845

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?

7.00	square metres
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Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Development Dates

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.](#)

When are the building works expected to commence?

10/2024

When are the building works expected to be complete?

04/2025

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:

Brickwork and white painted render

Proposed materials and finishes:

Face brickwork to match existing

Type:

Roof

Existing materials and finishes:

Roof tile

Proposed materials and finishes:

For pitched roof: Roofing tile to match existing. For flat roofing: Roofing felt or GRP/EPDM roofing system, to match neighbouring properties' similar extensions.

Type:

Windows

Existing materials and finishes:

White, timber framed, single glazed sash, barring one window which is UPVC

Proposed materials and finishes:

White, UPVC, double glazed, to match existing sash style

Type:

Doors

Existing materials and finishes:

A mix of timber with single-glazed glass and UPVC with double-glazed glass

Proposed materials and finishes:

Timber with double-glazed glass

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

D-100	Design and Access Statement	N/A
ARCH A-100	Existing Plans	1:100
ARCH A-101	Demo Plans	1:100
ARCH A-102	Proposed Plans	1:100
ARCH A-103	Roof Plans	1:100
ARCH A-105	Demo Elevation	1:100
ARCH A-106	Proposed Elevation	1:100
ARCH A-107	Demo Section	1:100
ARCH A-108	Proposed Section	1:100
ARCH A-110	Isometric Views	N/A
ARCH A-111	3D Views	N/A
ARCH A-112	BRE 45 Degree Assessment Plan	1:50
ARCH A-113	BRE 45 Degree Assessment Elevation	1:50

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

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

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

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

24.P0110.PREAPP

Date (must be pre-application submission)

26/06/2024

Details of the pre-application advice received

Summary section of pre-application response included below. Full preapplication advice to be submitted with application.

Summary

- No objection to the proposed part first floor rear extension and the ground floor rear extension from a design perspective.
- The reduced first floor rear extension element may still have a negative impact on the adjoining bedroom window at no.27. As such, it is recommended that this window be shown on any future drawings submitted for review and that the drawings clearly show compliance with the 45-degree BRE line from the mid-point of this window. If the first floor extension does not comply with this, you are recommended to reduce the length of the first floor extension further.

The applicant is also advised to review the additional requirements for fire safety and flood risk assessment as outlined on the validation checklist.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

29

Suffix:

Address line 1:

Hartington Road

Address Line 2:

Town/City:

Twickenham

Postcode:

TW1 3EL

Date notice served (DD/MM/YYYY):

25/06/2024

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Michael

Surname

Speer

Declaration Date

03/07/2024

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

Michael Speer

Date

03/07/2024