

## 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)                        |
| <input type="text" value="447687"/> | <input type="text" value="225225"/> |

Description

## Applicant Details

### Name/Company

Title

Mr C & Mrs S

First name

Surname

Hodges

Company Name

### Address

Address line 1

Appleton House

Address line 2

South Side

Address line 3

Steeple Aston

Town/City

Bicester

County

Oxfordshire

Country

UK

Postcode

OX25 4RT

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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 refurbishments, extensions & alterations to the existing dwelling, including new & replacement single storey rear extensions, proposed two-storey side extension to replace existing swimming pool wing, and proposed first floor front gable extension and enlarged dormer windows, along with a proposed replacement garage building and associated landscaping.

Has the work already been started without consent?

- Yes  
 No

## 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:**

Red brickwork Painted pebbledash render Timber cladding (garage building)

**Proposed materials and finishes:**

Red brickwork to match existing Replacement render with external wall insulation Timber cladding (garage building)

**Type:**

Roof

**Existing materials and finishes:**

Clay tiles

**Proposed materials and finishes:**

Clay tiles to match existing Single-ply flat roof membrane Lead flat roof covering

**Type:**

Windows

**Existing materials and finishes:**

Timber windows

**Proposed materials and finishes:**

Purpose made timber windows to match existing

**Type:**

Doors

**Existing materials and finishes:**

Timber doors

**Proposed materials and finishes:**

Purpose made timber doors to match existing Slimline aluminum sliding doors

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Tarmac & gravel driveway

**Proposed materials and finishes:**

Replacement & extended gravel driveway

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

Location Plan: 23003-L01  
Proposed Block Plan: 23003-L02  
Existing Site Layout: 1444-01 & 1444-02  
Existing Floor Plans: 1444-03  
Existing Elevations: 1444-04  
Proposed Site Layout: 23003-PL001  
Proposed Ground Floor Plan: 23003-PL002  
Proposed First Floor Plan: 23003-PL003  
Proposed Second Floor Plan: 23003-PL004  
Proposed Elevations: 23003-PL005  
Proposed Sections: 23003-PL006  
Proposed Garage Building: 23003-PL007  
Design & Access Statement

## 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.

Existing Site Layout: 1444-01 & 1444-02  
Proposed Site Layout: 23003-PL001  
Tree Survey & Report - Venners Arboriculture (to be provided under separate cover)

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

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

## 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

|  |
|--|
| <p><b>Name of Owner/Agricultural Tenant:</b><br/>***** REDACTED *****</p> <p><b>House name:</b></p> <p><b>Number:</b><br/>0</p> <p><b>Suffix:</b></p> <p><b>Address line 1:</b><br/>-</p> <p><b>Address Line 2:</b></p> <p><b>Town/City:</b></p> <p><b>Postcode:</b></p> <p><b>Date notice served (DD/MM/YYYY):</b><br/>09/02/2024</p> <p><b>Person Family Name:</b></p> |
|--|

Person Role

- The Applicant  
 The Agent

Title

|    |
|----|
| Mr |
|----|

First Name

|         |
|---------|
| Dominic |
|---------|



Surname

Brooke-Read

Declaration Date

09/02/2024

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

Dominic Brooke-Read

Date

09/02/2024