

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended) P/2022/00197

RECEIVED 18.02.22

**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

4 The Yews

Address Line 1

Mill Street

Address Line 2

Address Line 3

Town/city

Rocester

Postcode

ST14 5LZ

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

Easting (x)

411175

Northing (y)

339192

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Sean

Surname

Barker

Company Name

### Address

Address line 1

4 The Yews

Address line 2

Mill Street

Address line 3

Town/City

Rocester

Country

Postcode

ST14 5LZ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

Replacement of existing leaking and rotten white wooden window frames and doors with UPVC alternative. All windows and doors will remain the same size, shape and style as existing versions. Existing flush sash style casement windows with side-hung openings and horizontal astragal bar to be used throughout. Colour to remain white. Only change is material from wood to UPVC.

Replacing as existing windows are in very poor condition despite only being nearly 5 years old. This is a result of incorrect installation and poor quality materials and workmanship by the original developer in 2017. This is the same defects that affects all 4 properties on this development. All 3 other properties have already submitted planning applications for replacement windows and received approval. For reference see P/2020/01218, P/2021/00298 & PO/2021/00380.

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:**

Windows

**Existing materials and finishes:**

Wooden windows flush casements - painted white

**Proposed materials and finishes:**

UPVC windows flush casements - white

**Type:**

Doors

**Existing materials and finishes:**

2 French Doors and single door flush casements - wooden - painted white

**Proposed materials and finishes:**

UPVC replacement doors flush casements - white

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

Please refer to attached documents:

- Proposed Windows
- Proposed Windows Technical Information
- Proposed Window Detail
- Details Existing Windows
- Photographs of Existing Window Condition

## 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

## 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

**Name of Owner/Agricultural Tenant:**

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

**House name:**

**Number:**

1

**Suffix:**

**Address line 1:**

The Yews

**Address Line 2:**

Mill Street

**Town/City:**

Rocester

**Postcode:**

ST14 5LZ

**Date notice served (DD/MM/YYYY):**

15/01/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

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

**House name:**

**Number:**

2

**Suffix:**

**Address line 1:**

The Yews

**Address Line 2:**

Mill Street

**Town/City:**

Rocester

**Postcode:**

ST14 5LZ

**Date notice served (DD/MM/YYYY):**

15/01/2022

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

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

**House name:**

**Number:**

3

**Suffix:**

**Address line 1:**

The Yews

**Address Line 2:**

Mill Street

**Town/City:**

Rocester

**Postcode:**

ST14 5LZ

**Date notice served (DD/MM/YYYY):**

15/01/2022

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

Mr

First Name

Sean

Surname

Barker

Declaration Date

14/02/2022

Declaration made

## Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Sean Barker

Date

16/02/2022