



**Householder Application for Planning Permission for works or extension to a dwelling.
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	32
Suffix	
Property name	
Address line 1	Galloway Road
Address line 2	Drakelow
Address line 3	
Town/city	Burton Upon Trent
Postcode	DE15 9UJ

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

Easting (x)	425055
Northing (y)	320302

Description

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2. Applicant Details

Title	Mr
First name	Richard
Surname	Nankervis
Company name	
Address line 1	32
Address line 2	Galloway Road
Address line 3	Drakelow
Town/city	Burton Upon Trent
Country	

2. Applicant Details

Postcode

DE15 9UJ

Primary number

Secondary number

Fax number

Email address

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Erection of two rear extensions to the existing dwelling, 1 Single Storey & the other Double Storey.

Extension 1 (Single Storey) - The current dwelling is “L” shaped with the proposed single storey extension occupying this area, joining the existing Kitchen Family Room to the existing Lounge. The single storey extension will re-use the existing French doors from the Lounge and be fitted with a Lantern roof. This extension will be used as the new Dining Room making way for a Play Room in the existing Dining Room.

Extension 2 (Double Storey) - The proposed 2 storey extension will provide additional living room. Downstairs a new entrance will be made via the rear of the existing Kitchen, leading to a new Games Room to include a Bar area & Gym/Exercise area. In addition a new Shower Room is proposed on the East corner of the development with the drainage services already on this side of the existing dwelling. The extension will maintain the width of the existing Kitchen, this has been driven by the need for “cueing” / “playing” area required to use the proposed Pool table, with a limited amount of room to the side for seating. Maintaining this width has resulted in maintaining the existing roofline. However, it can be noted that this wing is already subservient to that of the Front Elevation of the existing dwelling. The second floor will make way to provide an additional Master En-Suite Bedroom. Access will be provided via the rear of the existing Bedroom 1, with a stud wall installed to reduce the current size of Bedroom 1 providing a new landing. The new Master Suite will encompass the main Bedroom, Dressing Area, Storage and a Master En-Suite.

All exterior features to be maintained from the Existing dwelling, to include matching White UPVC Windows, Brickwork, Roof Tiles, Brick Corbelling & Sandstone effect Window Sills to both the Ground Floor and Road Facing elevation.

Has the work already been started without consent? ☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	External Brickwork - Ibstock Hardwick Welbeck Red Mixture. Corbelling detail to some walls and eaves.
Description of proposed materials and finishes:	External Brickwork - Ibstock Hardwick Welbeck Red Mixture. Corbelling detailing to be continued (see plans).

Windows	
Description of existing materials and finishes (optional):	Original David Wilson Build supplied with White UPVC Windows to include Georgian Bar detail (Manufacturer Ford Windows)
Description of proposed materials and finishes:	White UPVC Windows to include Georgian Bar detail. Window style to be matched to current (Manufacturer to be confirmed based upon quotation).

5. Materials

Roof	
Description of existing materials and finishes (optional):	Roof Tile - Forticrete Gemini Slate Grey Tile
Description of proposed materials and finishes:	Roof Tile - Forticrete Gemini Slate Grey Tile

Doors	
Description of existing materials and finishes (optional):	Original David Wilson Build supplied with White UPVC Rear Door & Black Painted Front Door to include Georgian Bar detail (Manufacturer Ford Windows/Doors). x2 sets of White UPVC French Doors with plain Glass finish.
Description of proposed materials and finishes:	No new doors are to be purchased for the project, both sets of French Doors are to be relocated/reused in the proposed extensions.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Current rear garden boundary (to Right Hand-side when stood at the front of the property) is a tanalised vertical lap board fence. Beyond the fence is the development boundary earth bund.
Description of proposed materials and finishes:	Post completion proposed development, a new tanalised wood fence is to be constructed, most likely to be a concrete post & barge board construction with 3 Foot Tanalised fence panel fitted above.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Current vehicle accessss is from the Left Hand-side when stood at the front of the property and leads to a double Tarmacadam double driveway that can accommodate 4 cars.
Description of proposed materials and finishes:	No proposed changes.

Lighting	
Description of existing materials and finishes (optional):	There is a single external wall light provided to the Right Hand-side of the front door.
Description of proposed materials and finishes:	No proposed change.

Other type of material (e.g. guttering) Window lintels & Gutters/Downpipes	
Description of existing materials and finishes (optional):	To the entire Ground Floor and both Front & Road elevations to the upper floor also, Cast Sandstone effect window Sills are employed. Also there is brickwork corbelling details to all elevations. Black UPVC gutting & downpipe.
Description of proposed materials and finishes:	All window Sill, brick Corbelling & gutter and downpipe specification an details to be carried forward to the proposed development (see elevation plans for visuals)

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 the Proposed Floor Plan drawing for the below notes:

Note 1: Re-use of both the original White UPVC Kitchen & Lounge French Doors, to be installed in the Games Room & Dining Area respectively.

5. Materials

Note 2: The original Rear doorway to be blocked half height, with the upper half to be closed using Glass Blocks providing natural light to the Utility.

Note 3: Lantern Roof to be of White UPVC & match that of the existing External windows. Lantern to be glazed, meeting the thermal efficiencies of Building Regulation requirements.

Note 4: Parapet wall coping stones to be of similar Sandstone appearance & effect to that of the existing Window Sills to the Front & Roadside elevations of the property.

Note 5: All Shower & En-Suite rooms to have obscured glazing to meet Building Regulation requirements.

Note 6: Minimum cueing clearance zone for all round Pool Table access. Seating area to be outside this required clearance area, thus determining the Extension width.

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☒ Yes ☐ No

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

The earth bund to the South elevation is owned and managed by the Drakelow Park Management Company (Greenbelt).

The trees planted within the bund are of the same species and height along both the proposed development and existing dwelling boundary.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. 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

10. 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

First name

Surname

Reference

Date (Must be pre-application submission)

10. Pre-application Advice

Details of the pre-application advice received

No Significant concerns, only to review if the proposed two storey projection could have a reduced roof ridge height and slightly set back walls from the existing dwelling.

Unfortunately it has not been possible to modify the design, as the internal width of this projection is 4453mm and as detailed throughout my application this is already limiting the required space around the Pool Room for access to play and sit. The extended projection from the existing Kitchen already has a subservient roofline to that of the main dwelling roof and ridge as seen from the dwelling Front Elevation (see existing and proposed elevation views).

11. 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?

12. 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	Mr
First name	Richard
Surname	Nankervis
Declaration date (DD/MM/YYYY)	28/10/2019

☒ Declaration made

13. 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)