



Application for Planning Permission.  
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	<input type="text" value="2"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Chestnut Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Bromsgrove"/>
Postcode	<input type="text" value="B61 8LT"/>

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

Easting (x)	<input type="text" value="395702"/>
Northing (y)	<input type="text" value="271793"/>

Description

**2. Applicant Details**

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Andrew"/>
Surname	<input type="text" value="Wilson"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="2, Chestnut Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Bromsgrove"/>
Country	<input type="text"/>

## 2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. Site Area

What is the measurement of the site area?  
(numeric characters only).

Unit

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Has the work or change of use already started?

Yes  No

## 6. Existing Use

Please describe the current use of the site

C3 Domestic Curtilage

Is the site currently vacant?

Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

## 7. 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):**

Walls	
Description of existing materials and finishes (optional):	Cavity Wall Facing Brickwork
Description of proposed materials and finishes:	Cavity Wall Facing Brickwork
Roof	
Description of existing materials and finishes (optional):	Concrete Tile
Description of proposed materials and finishes:	Concrete Tile
Windows	
Description of existing materials and finishes (optional):	White UPVC
Description of proposed materials and finishes:	White UPVC
Doors	
Description of existing materials and finishes (optional):	White UPVC
Description of proposed materials and finishes:	White UPVC
Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	1.8m timber fencing
Description of proposed materials and finishes:	1.8m timber fencing
Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Porus block Paving
Description of proposed materials and finishes:	Porus block Paving

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes  No

## 7. Materials

If Yes, please state references for the plans, drawings and/or design and access statement

Planning Drawings ref. 100-205

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

We have indicated the new Access from Chestnut road onto the drawings 100 & 201

## 9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	4	2

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)  Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

**How will surface water be disposed of?**

Sustainable drainage system

Existing water course

Soakaway

## 11. Assessment of Flood Risk

Main sewer

Pond/lake

## 12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer  
 Septic Tank  
 Package Treatment plant  
 Cess Pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Shown on Drawings

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

Refer to Drawings

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?  Yes  No

## 16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaroud this issue.

## 16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	1	0	0	1
Total	0	0	1	0	0	1

Please select the existing housing categories that are relevant to your proposal.

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

Add 'Market Housing - Existing' residential units

Market Housing - Existing						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	1	0	0	1
Total	0	0	1	0	0	1

Total proposed residential units

1

Total existing residential units

1

Total net gain or loss of residential units

0

## 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes  No

## 18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes  No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?  Yes  No

Is the proposal for a waste management development?  Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?  Yes  No

## 22. 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

## 23. 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)

Details of the pre-application advice received

Chestnut Road is located within the residential area and is therefore a sustainable location for a new dwelling with access to facilities, services and public transport links.

The Council accepts that it cannot demonstrate a deliverable five year supply of housing land as required by Paragraph 73 of the Framework. Consequently, Paragraph 11 of the Framework is engaged.

The construction of a new dwelling would make a small contribution towards the District's housing supply, whilst providing short term employment opportunities through its construction. These factors, along with the sustainable location weigh in the scheme's favour.

The area of Chestnut Road, Broad Street and Laurel Grove is characterised by rows of terrace housing of symmetrical design with distinctive gable projections at each end. Each corner is open creating a spaciousness to the area. It is my informal opinion that the creation of a further dwelling to the run of terraces in this prominent corner plot would cause significant harm to the spacious character and distinctiveness of the area, conflicting with policy BDP1, BDP19 and the High Quality Design SPD, disrupting the clear uniform pattern and unbalancing the symmetry of the terraces. Furthermore, the dwelling would protrude beyond the building line when viewed from Broad Street.

Significant weight is attributed to the proposal's conflict with the most important policies in the development plan. Therefore, the adverse effects of the proposal would significantly and demonstrably outweigh its benefits. Consequently, it is my view that the proposal would not be looked upon favourably as the presumption in favour of sustainable development would not apply.

Notwithstanding the above the proposal does not appear to give rise to any residential amenity concerns and would preserve an appropriate dwelling to garden

### 23. Pre-application Advice

ratio for both the existing and proposed dwelling.

Finally, please note that the County Council provide a separate chargeable pre-application service for highways advice in respect of access and parking, therefore this response does not consider highways matters. Details of the highways pre-application service can be found here: [https://www.worcestershire.gov.uk/info/20251/planning\\_applications/2023/pre-application\\_advice](https://www.worcestershire.gov.uk/info/20251/planning_applications/2023/pre-application_advice)

### 24. 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?

### 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

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 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	
Number	
Suffix	
House Name	County Hall
Address line 1	Spetchley Road
Address line 2	Worcester
Town/city	Worcestershire
Postcode	WR5 2NP
Date notice served (DD/MM/YYYY)	07/01/2021

Person role

- The applicant
- The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)



## 25. Ownership Certificates and Agricultural Land Declaration

Declaration made

## 26. 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)

17/11/2020