



Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Conversion of existing outbuilding and addition of extension to the rear of the property. The intent behind this application is to deliver additional ancillary accommodation whilst providing an internal layout that can be flexible to suit the applicants varying needs. That is to say that it can be used in such a way that it can be two independent rentable units; or it can be used as a continuous space that houses additional family member when required.

Schedule of works

- The structure would remain single story in height (with only one additional window being formed on the applicant's side at ground floor level) so as to avoid any potential for loss of privacy for neighbours.
- It is proposed to remove the existing chipboard laide over modern joists, so that the principle roof timbers (some of which need replacing) can be exposed within the new rooms below to afford the new rooms a vaulted ceiling with increased head height, without affecting or enlarging the external envelope of the existing building.
- It is likely that the existing floor would need to be removed and replaced with a new insulated and concrete floor.
- The external walls of the existing out-building would be lined internally with insulation and plastered. The walls would also be checked for damp (and treated appropriately) and any additional works would be done in traditional like mortar where required.
- New lightweight partitional would be inserted to subdivide the existing space.
- A structural engineer would need to assess the existing structure, including all existing roof timbers, masonry walls, loadbearing walls and foundations etc. The existing roof looks to be in poor state and appears uneven. It may be that the roof timbers need to be replaced.
- The roof will also need to be stripped, made water tight and insulated.
- The existing roof tiles appear to have been sprayed with blown insulation to the underside. It is therefore unlikely that these panyiles will be able to be reused and so new re-claimed roof tiles are proposed.
- The current windows and doors are a mixture of relatively modern timber casements. These are proposed to be replaced with new matching timber casements.

New Gym Extension

The "new" gym structure is designed to replicate the style and mass of the structure previously approved. It is also proposed to be clad in horizontal timber cladding (above masonry plinth) clay plain tiles and timber joinery.

Has the work already been started without consent?

Yes

No

## Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
- Grade I
- Grade II\*
- Grade II

Is it an ecclesiastical building?

- Don't know
- Yes
- No

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
- No

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
- No

## Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
- No

**If Yes, do the proposed works include**

a) works to the interior of the building?

- Yes
- No

b) works to the exterior of the building?

- Yes
- No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
- No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
- No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Tocketts (probably formerly known as byways) is Grade II Listed and was Listed on 10th April 1987 under English Heritage Building ID 459558. Tocketts is a 2.5 storey detached dwelling, fronting the B1033 in the village of Weeley, Essex. It is believed to date back to C18 but has had later alterations and additions. To the rear of the property is a single storey out-building, the back wall of which forms the boundary to the adjoining public house car park. This out-building is approximately 3.5m behind the house connected to the main dwelling by way of a curved masonry 'link' extension. The out-building is constructed on soft red facing bricks in Flemish bond and the pitched roof is tiled in red clay plain tiles. There is a mixture of window styles, but all are of timber construction; painted black. The roof is very uneven and showing signs of distress and disrepair. There have been three roof lights added to this structure although the loft space has not been converted; presumably these were added simply to provide some light to the loft space when used as storage. Externally, works to the exterior of the building will be limited to roof repairs, repairs to mortar, and repair or replacement of timber windows. All materials used will be reused where possible, alternatively like for like replacements will be sourced.

Internally a new floor, partitions and insulation would be added to bring the space up to occupiable standards. There would be no significant loss of existing fabric and the result will be minimal when considered in context. It will provide a viable future for this particular structure and aid involvement and maintenance in its upkeep. Between the rafters (and beneath the roof tiles) has received a type of blown insulation product that has bubbled up and filled the voids, however this an wholly unauthentic and unattractive addition to the internal space. This would be removed alongside roof repairs.

## 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) demolition excluded

**Type:**

Roof covering

**Existing materials and finishes:**

RED CLAY PEG TILES

**Proposed materials and finishes:**

RED CLAY PEG TILES

**Type:**

Windows

**Existing materials and finishes:**

TIMBER FRAME CASEMENT WINDOWS

**Proposed materials and finishes:**

TIMBER FRAMED CASEMENT WINDOWS

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

Access statement - The existing vehicular access is proposed to be retained and utilised to serve the new accommodation. There is ample off-road parking to serve the need of Tocketts, and any additional vehicles (assume one per bed unit) for when the accommodation is rented out.

## 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

## 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

## 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

## 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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

# Certificate Of Ownership - Certificate A

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

Mrs

First Name

Alex

Surname

Ball

Declaration Date

30/04/2024

Declaration made

## Declaration

I/We hereby apply for Householder planning & listed building consent 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

Alex Ball

Date

03/05/2024