

## 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	20
Suffix	
Property name	
Address line 1	Goldings Rise
Address line 2	
Address line 3	
Town/city	Loughton
Postcode	IG10 2QP

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

Easting (x)	543103
Northing (y)	197736

Description

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### 2. Applicant Details

Title	Mr
First name	
Surname	Gokcek
Company name	
Address line 1	20, Goldings Rise
Address line 2	
Address line 3	
Town/city	Loughton
Country	

2. Applicant Details

Postcode

IG10 2QP

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Berkan

Surname

Demir

Company name

Build Different Limited

Address line 1

1 Marmion Close

Address line 2

Address line 3

Town/city

London

Country

United Kingdom

Postcode

e4 8en

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Proposed remodelling of existing façade using existing levels and roof remodelling to adapt proposed hip to gable style roof extension

Has the work already been started without consent?

☐ Yes ☒ No

5. 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):	Brick finish all around
Description of proposed materials and finishes:	Brick in middle pier and white render around - details on D&A Statement

## 5. Materials

Roof	
Description of existing materials and finishes (optional):	Concrete interlocking roof tiles
Description of proposed materials and finishes:	Concrete interlocking roof tiles - Black - Details on D&A Statement

Windows	
Description of existing materials and finishes (optional):	White PVC Windows
Description of proposed materials and finishes:	Black PVC 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

All Materials have been indicated on design and access statement and drawings

## 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

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

## 10. Pre-application Advice

First name

Surname

Reference

EF\2021\ENQ\00354 & EF\2021\ENQ\00429

Date (Must be pre-application submission)

14/04/2021

Details of the pre-application advice received

Character and appearance:

The street scene on Goldings Rise is of varied character and appearance.

21 Goldings Rise has a rear dormer which appears similar to that proposed here.

Officers are not opposed to the proposed hip-to-gable conversion and façade alterations to this detached property. Materials would be conditioned to match the existing building. Use of materials that would be significantly different to those of the existing building, would need to be carefully detailed and justified in a Design and Access statement to be submitted with any planning application.

Neighbouring amenities:

It appears that the existing separation from the boundary with the neighbours on either side will be maintained. The amount of glazing proposed in the dormer appears reasonable, and no Juliet balcony is proposed. As a result, officers consider that the proposed dormer would not result in significantly detrimental overlooking.

It looks like there is a window in the flank wall at number 21, which is closest to number 20. The proposed development would include a flank window in the side that would face number 21. It is suggested that this should be removed, or reduced in scale and obscure glazed, in order to safeguard the privacy of the neighbours to the side.

Green Belt:

Not applicable

Highways safety/Parking/Access:

The existing garage will remain and there is parking available on the driveway.

Trees and Landscaping:

A successful scheme would make more effort to improve the appearance of the landscaping on the site, as well as demonstrating some biodiversity net gain through well-considered additional planting and ecologically sensitive landscaping improvements. Ground levels fall away at the back of this property and this should be accurately reflected in any planning application submitted.

Conclusion: Officer would broadly support the principle of this development, provided that a planning application clearly demonstrates that the amenity of neighbours will not be harmed, and that on-site landscaping is improved in an ecological sound manner. It is recommended that the applicants submit a Design and Access statement to support any planning application.

Date: 25/07/2021

## 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

12. Ownership Certificates and Agricultural Land Declaration

First name	
Surname	Demir
Declaration date (DD/MM/YYYY)	29/08/2021

☒ 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)	29/08/2021
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