

Application to determine if prior approval is required for a proposed: New dwellinghouses on detached blocks of flats

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A

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If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

Title:	Mr	First name:	H
Last name:	Purewal		
Company (optional):	Purewal Property Ltd		
Unit:		Number:	
		Suffix:	
Building name:	C/O Agent's Address		
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	Mr	First name:	Sammy
Last name:	Chan		
Company (optional):	OPS Chartered Surveyors		
Unit:		Number:	17
		Suffix:	
Building name:			
Address 1:	Garvin Avenue		
Address 2:			
Address 3:			
Town:	Beaconsfield		
County:			
Country:	Bucks		
Postcode:	HP9 1RD		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:	68-76	Suffix:	
Building name:					
Address 1:	Albert Road				
Address 2:					
Address 3:					
Address 4:	West Drayton				
Postcode:	UB7 8ES				

4. Eligibility

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class M, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Above ground level, is the current building less than 3 storeys in height?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Was the current building constructed between 1 July 1948 and 5 March 2018?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the floor to ceiling height of any proposed additional storey:

- exceed 3 metres in height; or
- exceed the floor to ceiling height of any of the existing storeys (whichever is the lesser). Note that the floor to ceiling height should be measured internally.

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will all the proposed new dwellinghouses be flats (i.e. separate and self-contained premises constructed for use for the purposes of a dwellinghouse)?

☒ Yes ☐ No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will the proposed extended building's:

- roof be more than 7 metres higher than the highest part of the existing roof (not including existing plant); or
- total height exceed 30 metres (not including plant)

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

4. Eligibility (continued)

Will any proposed engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses include:

- provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- anything other than works within the existing curtilage of the building to strengthen existing walls; strengthen existing foundations; or install or replace water, drainage, electricity, gas or other services;

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses include:

- Installation of plant where none currently exists; or
- Increasing the height of any installed plant (i.e. as measured before and after from the lowest surface of the roof on the principal part of the building)

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any works for the construction of appropriate and safe access and egress to the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases) extend beyond the curtilage of the existing building?

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses:

- extend beyond the curtilage of the existing building;
- be situated on land forward of a wall forming the principal elevation of the existing building; or
- be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land or site on which the building is located:

- article 2(3) land;
- a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

☐ Yes ☒ No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

5. Description of Proposed Works, Impacts and Risks

- Please describe the proposed development, including:
- details of any dwellinghouse and other works proposed
 - the external appearance of the building
 - details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

As per planning statement supplied.

5. Description of Proposed Works, Impacts and Risks (continued)

What will be the net increase in dwellinghouses:

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

Please provide details of any transport and highways impacts and how these will be mitigated:

As per planning statement supplied.

Please provide details of any air traffic and defence asset impacts and how these will be mitigated:

As per planning statement supplied.

Please provide details of any contamination risks and how these will be mitigated:

As per planning statement supplied.

5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or

- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

As per planning statement supplied.

Please provide details of the impacts of on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light and how these will be mitigated:

As per planning statement supplied.

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

Note that these are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

As per planning statement supplied.

6. List of flats in the current building

Please provide a list of all addresses of the flats within the existing block of flats (either in the fields below or as a supporting document)

Address 1:	68 Albert Road, West Drayton, UB7 8ES
Address 2:	70 Albert Road, West Drayton, UB7 8ES
Address 3:	72 Albert Road, West Drayton, UB7 8ES
Address 4:	74 Albert Road, West Drayton, UB7 8ES
Address 5:	76 Albert Road, West Drayton, UB7 8ES
Address 6:	
Address 7:	
Address 8:	
Address 9:	
Address 10:	

Please provide details of any additional addresses on a separate sheet if necessary.

7. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval will be required. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

- | | | | |
|--|-------------------------------------|--|-------------------------------------|
| All sections of this application completed in full, dated and signed. | ☒ | A plan indicating the site and showing the proposed development. | ☒ |
| The correct fee | ☒ | All plans should be drawn to an identified scale and show the direction of North. | |
| Floor plans indicating the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the existing and proposed elevations of the building | ☒ | Plans can be bought from one of the Planning Portal's accredited suppliers:
https://www.planningportal.co.uk/buyaplanningmap | |

8. Declaration

I/we hereby apply for a determination as to whether prior approval will be required 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.

Signed - Applicant:

Or signed - Agent:

Sammy Chan

Date (DD/MM/YYYY):

19.08.20

(date cannot be pre-application)

9. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address:

10. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension:

Country code:	Mobile number (optional):
	07881457903

Country code:	Fax number (optional):

Email address:

info@ops-surveyors.co.uk