

Householder Application for Planning Permission for works or extension to a dwelling and for relevant
demolition of an unlisted building in a conservation area
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	33
Suffix	A
Property name	
Address line 1	Ickenham Road
Address line 2	
Address line 3	
Town/city	Ruislip
Postcode	HA4 7BZ
Description of site location must be completed if postcode is not known:	
Easting (x)	509008
Northing (y)	187190
Description	

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Rattan
Company name	
Address line 1	33A, Ickenham Road
Address line 2	
Address line 3	
Town/city	Ruislip

2. Applicant Details

Country

Postcode

HA4 7BZ

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

Sohail

Surname

Chohan

Company name

Sterling Partners

Address line 1

179 Pinner Rd

Address line 2

Bushey

Address line 3

Town/city

Watford

Country

Postcode

WD19 4EP

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Erection of rear part single, part double storey extensions with twin hipped roofs and side set-ins.

Has the work already been started without consent?

☐ Yes ☒ No

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	1
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Energy Performance Certificate

5. Site Information

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☐ Yes ☒ No

6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

68.00

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

7. Development Dates

When are the building works expected to commence?

Month

January

Year

2021

When are the building works expected to be complete?

Month

June

Year

2021

8. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Part removal of existing roof

9. 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):

Red facing brick work

Description of proposed materials and finishes:

Red facing brick work to match existing

Roof

Description of existing materials and finishes (optional):

Plain tile hipped roof with bonnet tile hips

Description of proposed materials and finishes:

Plain tile hipped roof with bonnet tile hips to match existing

Windows

Description of existing materials and finishes (optional):

White UPVC windows

Description of proposed materials and finishes:

White UPVC windows

Doors

9. Materials

Description of existing materials and finishes (optional):	Timber front door White UPVC patio doors
Description of proposed materials and finishes:	Timber front door to stay White powder coated bifold doors to rear elevation

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Timber boundary fence
Description of proposed materials and finishes:	Timber boundary fence

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Block paving
Description of proposed materials and finishes:	Block paving to remain unchanged

Lighting	
Description of existing materials and finishes (optional):	no changes
Description of proposed materials and finishes:	no changes

Other type of material (e.g. guttering) Fascias and guttering	
Description of existing materials and finishes (optional):	Part timber part UPVC
Description of proposed materials and finishes:	All new UPVC fascias and guttering

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

2020-Ickenham-P3-01 to P3-05
2020-Ickenham-PA3-06
33A Ickenham Road - Location map 1:1250
33A Ickenham Road - Block plan 1:500
33A Ickenham Road - PDAS-3

10. 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

11. Vehicle Parking

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

12. 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

13. 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

14. 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	<input type="text" value="Mr"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	<input type="text"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

There were a couple of email exchanges pertaining to the Pre-App in which Richard suggested a first floor 750mm set-in on the left side where the dormer is located. We have applied his suggestion to both sides at first floor level. Overall, he was happy with 4m depth at ground floor level and a 3m depth at first floor level.
Two applications with crown roofs have been refused to date. Therefore the crown roof has been omitted from the design and this proposal has been reconfigured with a significantly smaller FF extension, less than 50% of the GF width.
Richard Buxton suggested that if the proposed extension was set-in at FF level on both sides as drafted and construction was of good quality products and featured bonnet hips and clay tiles, that it would be acceptable to planning and conservation.

15. 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?

16. 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.**

16. Ownership Certificates and Agricultural Land Declaration

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	<input type="text" value="Mr"/>
First name	<input type="text" value="Sohail"/>
Surname	<input type="text" value="Chohan"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="18/11/2020"/>

☒ Declaration made

17. 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)	<input type="text" value="18/11/2020"/>
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