

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning 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)
552940	191545

Description

Applicant Details

Name/Company

Title

Mr

First name

Stoney

Surname

Steenkamp

Company Name

Address

Address line 1

35 Archway

Address line 2

Address line 3

Town/City

Romford

County

Havering

Country

Postcode

RM3 7EB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed raising of roof ridgeline to match adjacent property, new rear dormer and 2 no. front rooflights, increasing height of existing side projection (to accommodate relocated staircase), extension of existing side projection (to increase size of entrance hall), new covered entrance porch, demolition of existing rear porch to existing rear extension, new doors and windows to rear and side elevation.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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:
Unregistered

Energy Performance Certificate

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

- ☐ Yes
- ☒ No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

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What is the Gross Internal Area to be added to the development?

31.20	square metres
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Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

2

Development Dates

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When are the building works expected to commence?

03/2025

When are the building works expected to be complete?

10/2025

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)

Type:

Walls

Existing materials and finishes:

Red facing brickwork

Proposed materials and finishes:

Matching red facing brickwork

Type:

Roof

Existing materials and finishes:

Dark brown profiled interlocking concrete tiles and semi-circular profile ridge tile.

Proposed materials and finishes:

Dark brown profiled interlocking concrete tiles and semi-circular profile ridge tile. To new dormer: red clay hanging tiles to match adjacent dormer and brickwork walls below.

Type:

Windows

Existing materials and finishes:

Double glazed white framed uPVC/aluminium casement windows with top-hung vents.

Proposed materials and finishes:

Matching double glazed white framed uPVC/aluminium windows with top-hung vents.

Type:

Doors

Existing materials and finishes:

Front door: white timber framed panel door with half-round light. Rear door: white timber framed door with solid lower panel and double glazed glass upper panel to rear porch.

Proposed materials and finishes:

Front door: white timber framed panel door with half-round light to be re-used. Rear doors: white timber framed door with solid lower panel and double glazed glass upper panel to be relocated and re-used for utility room exit. New matching white aluminium framed double glazed bifold doors to be installed to existing rear extension.

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

1. TP_LP20_35 Archway, Romford - Location Plan
2. TP_SP21_35 Archway, Romford - Site Plan
3. TP_GFP1_35 Archway, Romford - Existing Ground Floor Plan
4. TP_FFP2_35 Archway, Romford - Existing First Floor Plan
5. TP_RFP3_35 Archway, Romford - Existing Roof Plan
6. TP_FEL5_35 Archway, Romford - Existing Front Elevation
7. TP_SEL6_35 Archway, Romford - Existing South Elevation
8. TP_REL7_35 Archway, Romford - Existing Rear Elevation
9. TP_NEL8_35 Archway, Romford - Existing North Elevation
10. TP_SEL9_35 Archway, Romford - Existing Street Elevation
11. TP_GFP10_35 Archway, Romford - Proposed Ground Floor Plan
12. TP_FFP11_35 Archway, Romford - Proposed First Floor Plan
13. TP_LFP12_35 Archway, Romford - Proposed Loft Floor Plan
14. TP_RFP13_35 Archway, Romford - Proposed Roof Plan
15. TP_FEL15_35 Archway, Romford - Proposed Front Elevation
16. TP_SEL16_35 Archway, Romford - Proposed South Elevation
17. TP_REL17_35 Archway, Romford - Proposed Rear Elevation
18. TP_NEL18_35 Archway, Romford - Proposed North Elevation
19. TP_SEL19_35 Archway, Romford - Proposed Street Elevation
20. TP_DAS1_35 Archway, Romford - Design and Access Statement

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

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

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ 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 (as amended)

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

Mr

First Name

Stoney

Surname

Steenkamp

Declaration Date

05/08/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission 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

Deon Lombard

Date

05/08/2024