

Bath & North East Somerset Council

Planning Services, Lewis House, Manvers St, Bath BA1 1JG
Telephone: (01225) 394041, option 5

Email: development_management@bathnes.gov.uk

HOUSEHOLDER DEVELOPMENT PLANNING QUESTIONNAIRE

- This questionnaire can be completed by anyone who wishes to obtain the informal opinion of the Authority as to whether or not a proposed householder development might require formal planning approval.
- This questionnaire relates solely to individual residential properties and not to any flats, or properties with a business use.
- The relevant sections of the form should be completed and a sketch showing the proposed development should be indicated in the space provided on the final sheet. Please note measurements should be in metric.
- You must include an email address and telephone number so that we can contact you.

FOR OFFICIAL USE ONLY

Date received: Reference Number:

Planning permission required?

Yes

No

Additional information required:

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1. GENERAL INFORMATION

Please answer all of the following questions:

(a) Name and Address:

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(b) Email address (block capitals) **and** daytime tel. no:

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(c) Address of proposal:

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(d) Description of proposal:

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.....

(e) Has construction of the proposed development started

Yes

No

(f) Will the proposal be used solely for domestic purposes (i.e. no business use)?

Yes

No

(g) Is your property a new-build, or have works been carried out at the property following a recently

approved planning application?

Yes No

(h) If the answer is yes to question (g), is the construction of the property or other recently approved works substantially complete? Yes No

(i) Is your property detached, semi-detached or terraced?

(j) Will the property be occupied by three or more unrelated occupants Yes No

(k) Does the property include 2 or more flats? Yes No
If YES, please contact Development Management on 01225 394041.

(l) Have there been any previous alterations/extensions to the property or sheds/outbuildings/greenhouses etc. erected in the garden since 1948? Yes No

If you answered YES to (l), please state dimensions (in metres)

Extension/ Outbuilding e.g. garage	Length	Width	Height to Ridge	Height to Eaves	Height if flat roof	Distance to house

(m) Is your property a listed building? Yes No Don't Know

(n) Is your property located within a Conservation Area, World Heritage Site or Area of Outstanding Natural Beauty? Yes No Don't Know

(o) Are you aware of any restrictions to your permitted development rights?
(This information may have been included as a condition of planning permission when your property was originally given planning permission, or when subsequent alterations were approved).

Yes No Don't Know

2. EXTENSIONS AND ALTERATIONS

If your proposal relates to an extension or alterations then please answer all of the following questions:

(a) Indicate the dimensions of your proposal, in metric.

Length.....metres Height.....metres Width.....metres Height of eaves.....metres

(b) Will the proposal have a pitched roof? Yes No

(c) Will any part of the proposal be within 7 metres of the rear boundary? Yes No

(d) How many storeys will the extension have?

(e) Where will the extension be? Side Rear Front

3. SATELLITE DISHES

If your proposal relates to the erection of a satellite dish, please answer all of the following questions:

(a) What is the diameter of the dish?

(b) What is the colour of the dish?

(c) Is the dish a solid or mesh type?

(d) Will the dish be wall mounted, ground mounted or attached to a roof or chimney? Yes No

(e) If roof mounted, will any part of the dish be higher than the highest part of the roof? Yes No

(f) If chimney mounted, will any part of the dish be higher than the highest part of the chimney? Yes No

(g) Will the dish be sited on the front elevation of the property, i.e. on an elevation facing a road or public footpath? Yes No

(h) Are there any existing dishes within your curtilage? Yes No

(i) If YES to question 3(g), please state why the dish cannot be sited elsewhere within your curtilage.

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NOTE: The majority of satellite dishes do not require planning permission. However, it is necessary to answer all questions as the local planning authority can require a dish to be positioned in a certain position if it is considered to be visually more acceptable. For this reason, it is suggested that where technically possible, dishes should be located on a rear elevation or at ground level within your curtilage.

4. VEHICULAR ACCESS

If your proposal relates to the construction of a new vehicular crossing over a pavement, please answer the following question.

(a) Will the new access road be situated on a classified road (i.e. an A, B or C road)? Yes No Don't Know

(b) Does your proposal involve any change in ground levels (i.e. for hardstanding etc.)? Yes No Don't Know

(c) Will the new access require the removal of any wall, gates, fences or other means of enclosure? Yes No Don't Know

If YES to question 4(c), what is the height of the enclosure?

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(d) Will the hard surface be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway? Yes No Don't Know

(e) Will the area of ground covered by the hard surface, or the area of hard surface replaced, exceed 5 sq. metres? Yes No Don't Know

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5. WALLS/FENCES/GATES ETC.

If your proposal relates to the erection of a wall, fence, gates or any other means of enclosure, please answer the following questions:

(a) What is the maximum height in metric of the proposal above ground level?

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(Please indicate all heights on your sketch)

(b) Is the proposed wall/fence/gate to be attached to any part of a listed building? Yes No

6. DORMER WINDOWS

If your proposal relates to a dormer window, please answer the following questions:

(a) Will any part of the proposal exceed the highest part of the existing roof? Yes No

(b) Will the proposal be situated on any roof slope which forms the principal elevation and which fronts a highway?
Yes No

(c) Would the proposal consist of or include the construction of a veranda, balcony or raised platform?
Yes No

7. PORCHES

If your proposal relates to the erection of a porch, please answer all the following questions:

(a) Will the external floor area exceed 3 sq. metres? Yes No

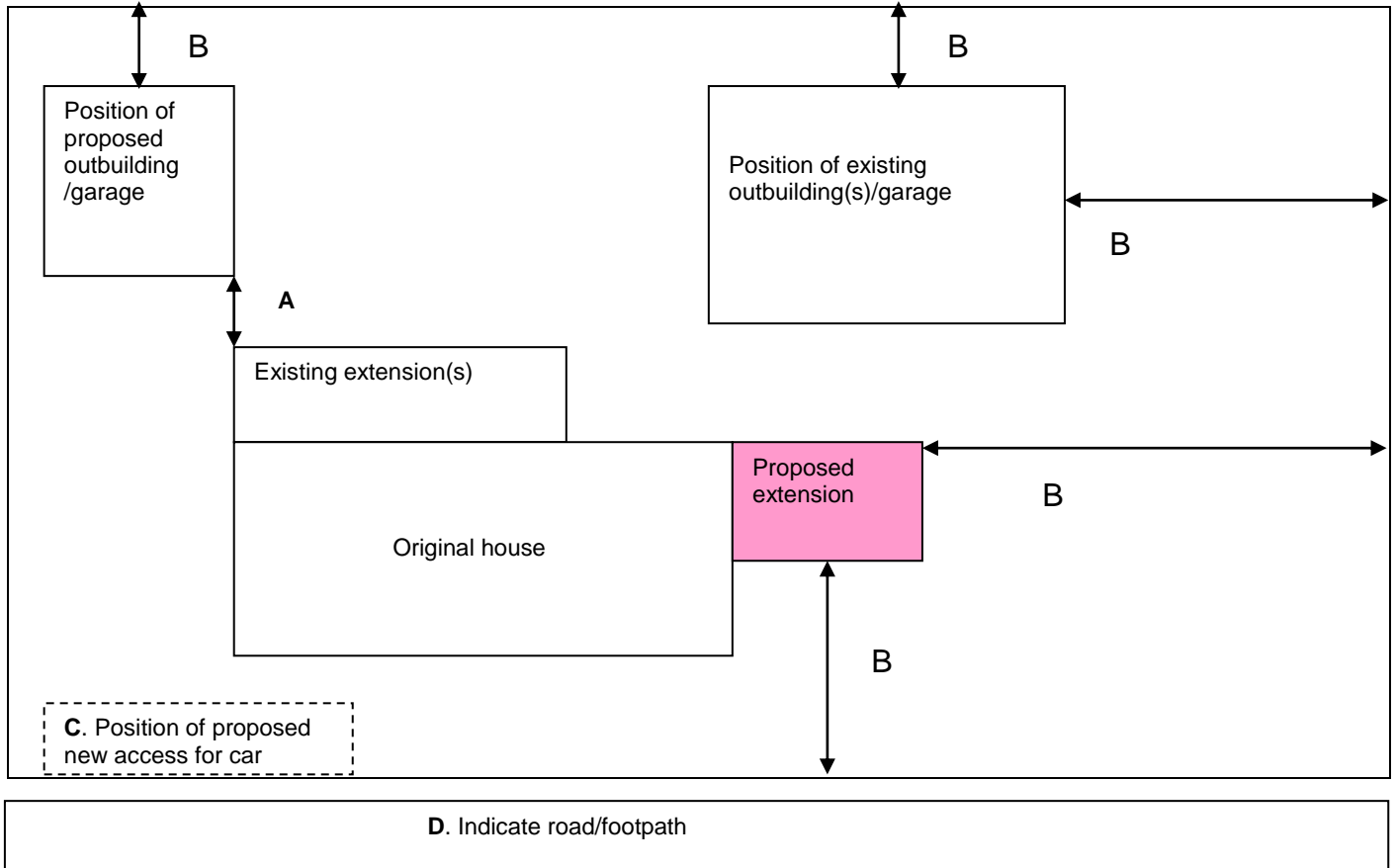
(b) Will the porch be within 2 metres of a highway boundary (including a footpath)? Yes No

(c) Will the porch be more than 3 metres high? Yes No

8. SKETCH PLAN

Please provide a sketch plan of your proposal on the last page (see example below), giving all the necessary details (in metric).

- A. Show distance between proposed outbuilding and the original house as well as any existing extensions clearly marked
- B. Show distance between proposed extension, outbuildings and the property boundaries
- C. Show position of any new vehicle access proposed
- D. Show position of any road/lane/public footpath next to site



- The completed form should be emailed to development_management@bathnes.gov.uk or posted to **Planning Services, Development Management, Lewis House, Manvers Street, Bath BA1 1JG** with the correct fee enclosed.
- Please note that your property has not been inspected. The advice given as to whether or not planning permission is required has been given entirely on the basis of the information supplied by you. If any of the information you have provided is found to be inaccurate or incomplete, the Council reserves the right to reconsider the need for planning permission. If you are in any doubt, you should contact Development Management on 01225 394041.
- Once your proposal has been considered, you will be sent a letter advising you of the local planning authority's opinion as to whether or not planning permission is required. **A fee is payable in advance for this service, please see our website for current prices.** You must include an email address and telephone number so that we can contact you. It is important to note that the opinion of the local planning authority is given on an **informal basis** only and **does not** therefore constitute a formal planning permission, where this would be necessary.
- Irrespective of any opinion given as a result of this questionnaire, you may also need approval under Building Regulations legislation. You are therefore advised to notify the Building Control Service of your proposal on 01225 477517.

YOUR SKETCH PLAN