

Application for Planning Permission.
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. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	Alan	Surname:	Barnett	
Company name:						
Street address:	10 Racecourse Road			Country Code	National Number	Extension Number
	Swinton			Telephone number:		
				Mobile number:		
Town/City:	Mexborough			Fax number:		
County:	South Yorkshire			Email address:		
Country:	England					
Postcode:	S64 8DW					
Are you an agent acting on behalf of the applicant?				☒ Yes ☐ No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Thomas	
Company name:	A.T. Design & Draughting					
Street address:	12 Godcrest Walk			Country Code	National Number	Extension Number
	Thorpe Hesley			Telephone number:	01142453116	
				Mobile number:	07739807580	
Town/City:	Rotherham			Fax number:		
County:	South Yorkshire (Met County)			Email address:		
Country:						
Postcode:	S61 2TS			alan@atdesignanddraughting.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Development of 4 No. town houses.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:			
Street address:	MIDLAND ROAD		
	ROYSTON		
Town/City:	ROYSTON		
County:			
Postcode:	S71 4QN		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	436259
Northing:	411564

5. 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:	Mr	First name:	Steve	Surname:	Kirkham
Reference:					

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

I have had time to reflect on the proposal and also the benefit of speaking with colleagues. I am of the opinion that if a planning application is to be progressed then it should be on the basis of 4 units, either as a single terrace or as two pairs of semi detached.

The principle concern of 5 units is that the frontage is dominated by hard surfacing/parking. This significantly limits soft landscaping at best to small landscaped strips. I also do not encourage the storage of bins at the front of the property, whilst you suggest that purpose built bin store/screen could be provided I don't think this is a practice that should be supported as it perhaps works better when the plots have a larger depth i.e. longer front garden.

A reduction to four units would allow the massing of parking (hard surfacing) to be diluted and allow the inclusion of more meaningful landscaping which would enhance the developments relationship to Midland Road. It would also allow rear storage of bins and allow for improved access/maintenance around the properties.

Hi Alan, This is the email that Steve Kirkham sent to us in Feb. Let me know that you receive this email please.

In terms of the design of the units I would suggest a multi brick and a slate roof for the external materials. In addition I think features such as Heads, Sills and chimneys should be incorporated into the scheme as the yare a common feature along Midland Road. Boundaries are also an important feature, and with the reduction of 4 units a low boundary wall should be provided. Attention to these details will allow for a greater assimilation into the street scene.

I appreciate you may be disappointed with the suggestion of losing one of the units but the advice is given in good faith to improve the likelihood of planning permission being awarded.

If the matter remains one of viability and you suggest an alternate scheme of flats then any such development should not be more than two storeys in height, incorporate appropriate parking and be of a traditional design/fenestration which is reflective of properties within the locality

5. 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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Red facing brick.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Artificial slate tiles.

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

White UPVC.

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

White UPVC.

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

600mm high boundary wall with 300mm high cast iron railings/gates to front elevation, brick as main dwelling. 120mm high timber fencing to rear.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Block oaved driveway.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

9. (materials continued)

Others - description:

Type of other material:

N/A

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?



Yes



No

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer



Package treatment plant



Unknown



Septic tank



Cess pit



Other

Are you proposing to connect to the existing drainage system?



Yes



No



Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)



Yes



No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?



Yes



No

Will the proposal increase the flood risk elsewhere?



Yes



No

How will surface water be disposed of?



Sustainable drainage system



Main sewer



Pond/lake



Soakaway



Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species



Yes, on the development site



Yes, on land adjacent to or near the proposed development



No

b) Designated sites, important habitats or other biodiversity features



Yes, on the development site



Yes, on land adjacent to or near the proposed development



No

c) Features of geological conservation importance



Yes, on the development site



Yes, on land adjacent to or near the proposed development



No

14. Existing Use

Please describe the current use of the site:

Currently vacant although previously occupied by a public library.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Public library.

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			4		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 4

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 0

Overall Residential Unit Totals

Total proposed residential units	4
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

587.25

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?



Yes



No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

24. 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? (Please select only one)



The agent



The applicant



Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr

First name:

Alan

Surname:

Thomas

Person role:

Agent

Declaration date:

02/09/2011



Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.



(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:



If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr

First Name:

Alan

Surname:

Thomas

Person role:

Agent

Declaration date:

02/09/2011



Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

02/09/2011