

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 website

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".

Address Line 1

11 Henley Avenue

Address Line 2

-

Address Line 3

-

Town/City

Dewsbury

County

-

Postcode

WF12 0JP

Description of site location must be completed if postcode is not known:

Easting (x)

425253

Northing (y)

418667

Applicant Details

Name/Company

Title

-

First Name

Derek

Surname

Auty

Address

Address Line 1

11 Henley Avenue

Address Line 2

-

Address Line 3

-

Town/City

Dewsbury

County

-

Country

-

Postcode

WF12 0JP

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

020 3581 1233

Secondary number

-

Fax Number

-

Email address

-

Agent Details

Name/Company

Title

-

First Name

Cora

Surname

Younger

Company Name

Studio Charrette

Address

Address Line 1

50 Grosvenor Hill

Address Line 2

-

Address Line 3

-

Town/City

London

County

City of Westminster

Country

United Kingdom

Postcode

W1K 3QT

Contact Details

Primary number

020 3581 1233

Secondary number

-

Fax number

-

Email Address

lucky.sink.bat@mg.plandaportalcomms.co.uk

Description of Proposed Works

Please describe the proposed works

Side extension of existing single garage to create a double garage. Replacement of existing garage flat roof with a pitched roof. Provision of a new window and door to the rear of the garage. Provision of new footpath and steps around extended garage. Replacement of existing kitchen window with French doors. Replacement of existing back door with a raised window. Provision of new side window. Render the whole building.

Has the work already been started without consent?

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Type

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type	See planning statement
Existing materials and finishes	See planning statement
Proposed materials and finishes	See planning statement

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

Planning Statement
Site location plan
Existing and proposed elevations
Existing and proposed floor plans

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/extinguishments and/or creation of rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

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?

Agent

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 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 Agent

Title

-

First Name

Cora

Surname

Younger

Declaration Date

26/03/2026

Declaration Made

Yes

No

Declaration

I/We hereby apply for Householder Application for Planning Permission for Works or Extension to a Dwelling 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 agree to the outlined declaration

Signed

Cora Younger

Date

28/03/2026