

Householder application for planning permission for works to or extension of a dwelling or construction of an outbuilding for purposes ancillary to the dwelling

In addition to the National mandatory documents you are also required to submit the following:-

Floor plans - 2 copies of both existing and proposed floor plans drawn to a metric scale of 1:50 or 1:100

Elevations - 2 copies of both existing and proposed elevations drawn to a metric scale of 1:50 or 1:100

Sections - 2 copies of both existing and proposed sections drawn to a metric scale of 1:50 or 1:100

Roof plans - 2 copies of both existing and proposed roof plans to a metric scale of 1:50 or 1:100

Heritage statement (if applicable) - 2 copies of a Heritage Statement where the application site comprises a Listed Building or the site is included within a conservation area.

The National Planning Policy Framework requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance and provide a clear justification (rationale) for the proposal. As a minimum the Council's historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Where an application site has potential for archaeological interest a desk-based assessment would normally suffice but in some situations a field evaluation would be required.

Tree Survey/Arboricultural report - If any part of the development is going to affect any tree, whether within the curtilage of the site or an adjoining site, then you will be required to submit 2 copies of a tree report/arboricultural impact statement detailing the implications of the development on those trees.

Flood risk assessment (if applicable) - If any part of the proposed development will fall within flood zone 2 or 3 you will be required to submit the '[Flood risk – assessment and information form](#)'

Ecology - If the proposed development may affect a protected species, such as a bat roost or slow worm, a preliminary ecological appraisal should be carried out. As part of the consideration of an application the Council must be satisfied that the proposal would not have an unacceptable impact on protected species.