NORTH HERTFORDSHIRE DISTRICT COUNCIL

Correspondence address:
North Hertfordshire District Council, PO Box 10613, Nottingham, NG6 6DW
Telephone: (01462) 474000
Text Phone: (01462) 474800
DX324201, Nottingham 59

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	First Name:	Martin	Surname:	Cockbill

Company name:			
Street address:	4		
	Betony Vale	Telephone number:	
		Mobile number:	
Town/City:	ROYSTON	Fax number:	
Country:		Email address:	
Postcode:	SG8 9TS		

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Single storey front porch extension, single storey rear extension and works to facilitate conversion of garage into habitable space.

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)

House:	4
Suffix:	
House name:	
Street address:	Betony Vale
Town/City:	ROYSTON
Postcode:	SG8 9TS

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

Easting:	536465
Northing:	240454

Description:

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: Sam Surname: Dicocco

Reference: 18/00141/GEN

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

Details of the pre-application advice received:

-----Original Message-----
From: Sam Dicocco [mailto:Sam.Dicocco@north-herts.gov.uk]
Sent: 07 February 2018 17:26
To: Martin Cockbill <martin.cockbill@db.com>
Subject: RE: Acknowledgement for Application No 18/00141/GEN

Good Afternoon Mr Cockbill,

My apologies for the delay in response in this matter.

It is my understanding, following review of the planning history for this property, that permitted development rights have been removed by way of conditions. Therefore, any works that would normally not require planning permission through permitted development rights, would require an application.

Following review of the drawings provided, it would seem that the works you propose to undertake would normally be permitted development and thereby not require an application. As such, it is my understanding that you would not be required to pay the fee for the planning application. Other than this, the normal procedure for a planning application must take place, including the submission on your part of scaled drawings and an application form.

The only matter of concern for a future application may be the loss of a parking space, however, as planning permission was granted for a garage conversion in 2012, it would seem that the proposal would likely be seen favourably.

Kind Regards,
Sam Dicocco
Planning Officer (Development Management) Direct Dial: 01462 474443 North Hertfordshire District Council Town Lodge Gernon Road Letchworth Garden City Hertfordshire
SG6 3HN
sam.dicocco@north-herts.gov.uk

6. 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):

Doors - description:

Description of *existing* materials and finishes:

Red wooden front door
White UVPC rear door

Description of *proposed* materials and finishes:

Red UVPC front door in keeping with the previous design
White UVPC rear door to match the rest of the house

Roof - description:

Description of *existing* materials and finishes:

Roof slates

Description of *proposed* materials and finishes:

Roof slates to match the rest of the roof

Walls - description:

Description of *existing* materials and finishes:

Standard Bricks

Description of *proposed* materials and finishes:

Standard Bricks to match the rest of the house

Windows - description:

Description of *existing* materials and finishes:

White PVC double glazing

Description of *proposed* materials and finishes:

White PVC double glazing to match the rest of the house

OTHER - description:

Type of other material: Guttering

Description of *existing* materials and finishes:

9. Materials

White guttering

Description of *proposed* materials and finishes:

White guttering to match the rest of the guttering

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please note the correspondence below from Sam Dicocco at North Herts Planning Office.

From: Sam Dicocco [mailto:Sam.Dicocco@north-herts.gov.uk]
Sent: 07 February 2018 17:26
To: Martin Cockbill <martin.cockbill@db.com>
Subject: RE: Acknowledgement for Application No 18/00141/GEN

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The only matter of concern for a future application may be the loss of a parking space, however, as planning permission was granted for a garage conversion in 2012, it would seem that the proposal would likely be seen favourably.

Please note that there will not be any loss of parking spaces, the driveway will remain exactly as it is.

Martin Cockbill

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

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

12. Assessment of Flood Risk

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Main sewer
- [ ] Pond/lake
- [ ] Soakaway
- [x] 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:

Residential home with uninhabitable garage.

Is the site currently vacant? ( ) Yes (•) No

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 design, demolition and 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
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

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

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area? 45.00 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:

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

A. Toxic substances	Amount held on site	
		Tonne(s)

B. Highly reactive/explosive substances	Amount held on site	
		Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)	Amount held on site	
		Tonne(s)

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

25. Certificates (Certificate A)

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr | First name: Martrin | Surname: Cockbill

Person role: APPLICANT | Declaration date: 11/02/2018 | ☑ 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. 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. ☑ Date 11/02/2018