

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000**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 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.

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".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Watson

Company Name

Address

Address line 1

35 High Street

Address line 2

Address line 3

Town/City

Pirton

County

Hertfordshire

Country

Postcode

SG5 3PS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

07764759642

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

07801371114

Secondary number

Fax number

Email address

jm@vrsn3.com

Description of Proposed Works

Please describe the proposed works

External decorating, installation of EV charging point, Starlink antenna, air conditioning and associated condenser unit, installation of velux roof windows, staining of fences, and change of gates.
Conversion of detached garage to home office with new doors and windows, timber cladding to exterior, and installation of air conditioning and associated condenser unit

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Materials

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

- ☒ Yes
- ☐ No

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

Type:

Walls

Existing materials and finishes:

House: Painted Render. Garage: Brick

Proposed materials and finishes:

House: Painted render - colour change. Garage: Timber cladding, black stained

Type:

Windows

Existing materials and finishes:

House: Painted timber. Garage: Painted timber.

Proposed materials and finishes:

House: Painted timber - colour change. Garage: Powdercoated aluminium

Type:

Doors

Existing materials and finishes:

House: Painted and varnished timber. Garage: Painted metal, and painted timber.

Proposed materials and finishes:

House: Painted timber - colour change. Garage: Powdercoated aluminium.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Timber fences: brown stain

Proposed materials and finishes:

Timber fences: black stain

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

V041_001A_LocationAndBlockPlan

V041_PlansEtc

V041_DesignStatement

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, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

The double garage is to be converted to a home office at the loss of two car parking spaces.
However, the property retains 6 off street parking spaces: 4 at the front of the house and two on the garage driveway.

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?

- ☐ The agent
☒ The applicant
☐ Other person

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

Thomas

Surname

Howe

Reference

n/a - advice by email correspondance

Date (must be pre-application submission)

21/02/2024

Details of the pre-application advice received

On Feb 21 2024, at 10:22 AM, Thomas Howe thomas.howe@north-herts.gov.uk wrote:

Good morning Pete,

Windows and Render:

Given that the dwelling is within the Conservation Area, the works to the windows and to the render would require planning permission.

Some works may constitute Permitted Development subject to certain criteria found here: The Town and Country Planning (General Permitted Development) (England) Order 2015 ([legislation.gov.uk](https://www.legislation.gov.uk)). These are outlined below:

EV Charger:

It would not:

Exceed 0.2 cubic metres

Face onto and be within two metres of a highway

AC Units:

More than 1 unit would require permission, however, a single unit can constitute Permitted Development provided:

- It is over one meter from of any boundaries.
- The units are >1m from the edge of a flat roof.
- The unit is not installed on a pitched roof.
- The volume does not exceed 0.6 cubic metres.
- It would not be to the front of the dwelling.

Starlink Antenna:

You can potentially introduce an antenna provided it is not to the front roofslope or the front elevation of the chimney.

I recommend applying together for all of the works under one application for Householder Planning Permission, otherwise you can split the window and render works into a single planning application and then apply for a Certificate of Lawfulness for the remaining works if you believe that the works comply with the above criteria. This can be made at www.planningportal.co.uk/applications

Note: The above is an informal officer opinion and does not bind the council to a favourable recommendation.

Kind regards,

From: Thomas Howe thomas.howe@north-herts.gov.uk

Subject: RE: Pirton Conservation Area Queries

Date: Feb 21 2024, at 10:50 AM

To: Pete Watson pete@petewatson.com

Good morning Pete,

You can potentially convert the garage provided that:

It relates to a garage to the rear of the dwelling.

It is a single storey garage.

Its height would not exceed:

4 metres in the case of a building with a dual-pitched roof,

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or

(iii) 3 metres in any other case;

The height of the eaves would not exceed 2.5m.

The use of the building is not as a separate dwelling, annexe or other structure that is ancillary to the main dwelling.

Note: The above is an informal officer opinion and does not bind the council to a favourable recommendation.

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 Of Ownership - 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 Applicant
- ☐ The Agent

Title

Mr

First Name

Peter

Surname

Watson

Declaration Date

19/03/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission 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 also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jonathan Mangham

Date

19/03/2025