

**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

Richard

Surname

Weltz

Company Name

Address

Address line 1

100 Ninesprings Way

Address line 2

Address line 3

Town/City

Hitchin

County

Country

United Kingdom

Postcode

SG4 9NX

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Clear existing sheds in southwest corner of garden. Renew section of fencing adjacent to site. Construct single storey timber framed building on ground screw foundations. Divide building into office and workshop rooms.

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:

Walls

Existing materials and finishes:

Walls of the main dwelling: --Finished with K-Rend render in Polar White. They have a slight yellow/creamy colour. Walls of the existing storage outbuilding in the rear of the garden --North elevation facing house: Clad with Ecoscape composite slatted cladding, vertical orientation, Light Oak colour to complement render on main dwelling. --East and west elevations: Clad with Ecoscape composite slatted cladding, vertical orientation, Midnight colour. --South elevation adjacent boundary fence: Clad with 32/1000 profile black plastisol coated steel sheets, vertical orientation.

Proposed materials and finishes:

Walls of the new outbuilding: --North elevation facing house: Clad with Ecoscape composite slatted cladding, vertical orientation, Light Oak colour to complement render on main dwelling and to match the existing storage outbuilding --West elevation: Clad with Ecoscape composite slatted cladding, vertical orientation, Midnight colour to match the existing storage outbuilding --South and East elevations adjacent boundary fence: Clad with 32/1000 profile black plastisol coated steel sheets, vertical orientation.

Type:

Roof

Existing materials and finishes:

Main dwelling: -- Three flat roof sections are coated with a GRP fibreglass system and grey top-coat. -- Pitched roof sections are finished with Marley Ludlow Plus concrete roof tiles in smooth grey. -- Dormer wall sections are finished with Marley plain concrete roof tile in smooth grey. -- White UPVC fascia and soffit. Storage outbuilding: -- 1.2mm grey EPDM rubber deck. -- Black UPVC fascia, soffit and trims.

Proposed materials and finishes:

New outbuilding: -- 1.2mm grey EPDM rubber deck. -- Black UPVC fascia, soffit and trims. to match existing storage outbuilding and complement the main dwelling.

Type:

Windows

Existing materials and finishes:

Main dwelling: -- White UPVC framed double glazed windows throughout. Storage outbuilding: -- No windows.

Proposed materials and finishes:

New outbuilding: Black UPVC framed double glazed windows to complement cladding and doors.

Type:

Doors

Existing materials and finishes:

Main dwelling rear extension: -- White UPVC framed double French doors on south facing elevation. -- White aluminium framed triple bifold doors on west facing elevation. Storage outbuilding: -- Black powder coated steel security door on north facing elevation.

Proposed materials and finishes:

New outbuilding: -- Black powder coated steel security door on east facing elevation for access to workshop room. -- Black powder coated steel security door on east facing elevation for access to office room. Both to match door of existing storage outbuilding.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

-- West boundary: 15.5m section of low single skinned brick wall with piers and infill closeboard fence panels. -- West boundary: concrete fence posts, concrete gravel boards, close board fence panels painted in "Silver Copse". -- East boundary: concrete fence posts, concrete gravel boards, close board fence panels painted in "Silver Copse". -- South boundary (joining west boundary wall): 2.3m section of low single skinned brick wall with piers and infill closeboard fence panels -- South boundary (joining east boundary): concrete fence posts, concrete gravel boards, close board fence panels painted in "Silver Copse".

Proposed materials and finishes:

Remove sections of low single skinned brick wall with piers and infil close board fence panels and replace with concrete fence posts, concrete gravel boards, close board fence panels painted in "Silver Copse" to match rest of site boundaries.

Type:

Lighting

Existing materials and finishes:

Main dwelling rear extension: -- A single up/down light mounted centrally on south facing wall. Main dwelling side extension: -- A single up/down light mounted centrally on south facing wall. Storage outbuilding: -- Two downlights mounted in the soffit board over the entrance door.

Proposed materials and finishes:

New outbuilding: -- Six downlights mounted in the soffit board to illuminate the entrance doors and the existing garden path.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

See tree labelled BEECH-1 on elevation and site plans.

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

Biodiversity net gain

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

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

Richard

Surname

Weltz

Declaration Date

04/02/2025

☒ 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

Richard Weltz

Date

04/02/2025