

**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

Julian

Surname

McGlynn

Company Name

Address

Address line 1

14 Cashio Lane

Address line 2

Address line 3

Town/City

Letchworth Garden City

County

Hertfordshire

Country

United Kingdom

Postcode

SG6 1AX

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Renovation and extension of existing driveway and replacement of existing piers and gate with new driveway, piers/wall, gates and dropped kerb. The property is a very large detached property with an extensive frontage. Cashio Lane is widely regarded as one of the narrowest lanes in Letchworth. Access to the property is very tight with a public lamp post right by the entrance. The property has no other driveways directly in front or to the right of the property but reversing out of the existing driveway is extremely difficult and directly into the path 3 other large driveways of which one reversing accident has already occurred with a neighbour. We have extensive photo evidence of direct parking by visitors to neighbouring properties which causes the current access to the property to be completely blocked and with the public lamp post, impossible to pass. With extensive discussions with Letchworth Heritage Foundation, they suggested a second entrance/exit as we have no opposing properties, just an extensive hedge line. The piers, gates and wall are discrete with piers at 1.5m or less. and only 1.5 bricks wide, a low wall less than 1m and gates at 1.2m high, in keeping with many properties in the immediate area of Croft, Norton and Green Lane this is lower and narrower than many others throughout Letchworth Heritage zone.

The current severely damaged concrete driveway will be extended and revovated with a soft tone porous resin to enable water to drain immediately and the extensive trees and hedges will to both sides of the property will be retained and allowed to grow and thicken. There will be an extensive oval grassed area in the main centre of driveway and planting areas and plant boxes will be added in the summer. In the growing season, March 2025, a yew hedge will be planted in front of the low retaining wall to bring further character to the property. The proposals have full Heritage Foundation written consent given on the 5th Sept 2023 on reference 40108 and we incorrectly assumed the renovation was within permitted development having obtained Heritage approval.

This improvement has met with endless compliments from neighbours and walking traffic as a huge improvement on the previous frontage and we are confident once established, a beautiful addition to the street scene

Has the work already been started without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

01/08/2024

Has the work already been completed without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

30/08/2024

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:

LBC 65mm Heather and Pyramid Grey Pier Caps

Proposed materials and finishes:

LBC 65MM Heather and Charcoal Black Granite Piers Tops and Wall Coping

Type:

Vehicle access and hard standing

Existing materials and finishes:

Concrete

Proposed materials and finishes:

Porous Resin in Light Cappuccino with grey blocks for entrance from highway and grey edging flat edging stones

Type:

Other

Other (please specify):

Gates

Existing materials and finishes:

White 1.4m Metal Gate x 1

Proposed materials and finishes:

Black Metal 1.2m x 2 gates

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

Drawings approved by Letchworth Heritage Foundation

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.

Heritage Approved 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

Substance and Form: 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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Heritage Approved Plans

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

Currently have parking for approx 3 cars but cannot get out without slowly adjusting onto the narrow highway. The extended driveway and second entrance will allow all vehicles to stay off the highway and get exit and entry without sight restrictions/risk of again reversing into the path of three opposing much larger driveways. As a large property with 4 adults and visitor, there is a significant frontage to enable off street parking and the width of the frontage is approx 75 feet and the depth more than 40 feet. This will enable more than 4 cars to park off the highway not including the garage and avoid residents and visitors parking on the road and causing difficulty for passing traffic especially larger vehicles that usually have to drive over the grass verge opposite the property

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

Julian

Surname

McGlynn

Declaration Date

21/11/2024

☒ 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

Julian McGlynn

Date

22/05/2025

Amendments Summary

Amended roadside access as requested

