

**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	45
Suffix	
Property Name	
Address Line 1	Waterdell Lane
Address Line 2	
Address Line 3	Hertfordshire
Town/city	St Ippolyts
Postcode	SG4 7RA

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

Easting (x)	Northing (y)
519206	226899
Description	

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Martin

Company Name

Address

Address line 1

45 Waterdell Lane

Address line 2

Hitchin

Address line 3

Town/City

HITCHIN,St.,lppolyts

County

N/A

Country

United Kingdom

Postcode

SG47RA

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Convert existing hipped roof to a gable end and insertion of no.2 dormer windows to existing front elevation roofslope. Remove existing side elevation (loft) window and erection of small orangery style extension to the rear elevation (as renewal of planning permission reference 21/01565/FPH)

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:

Roof

Existing materials and finishes:

Proposed materials and finishes:

The proposal has two elements of work, the first would be to transform the converted loft space in a useable living space For first element, proposed dorms will be modern square and clad in roof tiles to match existing.

Type:

Other

Other (please specify):

Orangery

Existing materials and finishes:

Proposed materials and finishes:

For the second element, extend and drop the ground floor footprint to achieve a level garden access from a play space to the rear of the house. We can remove the current platform decking situation. Proposal is a small 2.5m Orangery style extension to the rear.

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

Planning statement
Planning application - PL21 - PL27
Site photos

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

20/02686/PREH

Date (must be pre-application submission)

15/01/2021

Details of the pre-application advice received

No. 45 is a two-storey semi-detached dwelling situated to the east of Waterdell Lane within a predominantly residential area of St Ippolyts. The site is set within the Green Belt.

Advice is sought for the conversion of the hipped roof into a gable end with dormer windows to the front roof slope and for the erection of a glass conservatory level with existing decking.

Key Issues:

Principle/Policy Context:

After reading the relevant policy and submitted information, it is my opinion that the proposed extensions would not be acceptable in the Green Belt. Paragraph 145 of the National Planning Policy Framework (NPPF) states that the extension of dwellings is potentially appropriate provided the extension or alteration of a building does not result in disproportionate additions over and above the size of the original building. It is evident that the existing dwelling has been enlarged and that the proposal would be adding to the roof bulk and overall floorspace/footprint of the dwelling. Based on preliminary calculations, it appears that the proposal would result in an approximate 139% increase in floor space over the original dwelling and this together with the proposed addition to the roof would result in physically and visually disproportionate additions to the dwelling. A potential Permitted Development fallback can be established if the applicant can demonstrate that the hip to gable conversion would constitute permitted development. However, this would only be subject to this being demonstrated. I question whether this is possible due to the combined roof volume additions of the existing and proposed extensions potentially exceeding the volume requirements set out in the General Permitted Development Order.

Design and Appearance:

The prevailing character and built form of the surrounding area comprises hipped roofs to the side and the proposal would seek the addition of a gable end to the side. This would be a departure from the character of the locality, however, this is not considered to be sufficiently harmful to warrant refusal. It is acknowledged that a potential Permitted Development fallback position can be achieved, weighing in favour of the decision.

Impact on Neighbouring Dwellings:

The proposed development would not substantially enlarge the bulk of the dwelling past the principal and rear elevations of neighbouring dwellings. It would therefore not contribute to the overshadowing or loss of privacy for neighbouring occupiers.

Highways and Parking:

The proposed development would not increase the number of bedrooms at the dwelling. The existing off-street parking arrangements would therefore continue to be sufficient to meet the needs of the development.

Conclusion:

In conclusion, it is my informal view that a forthcoming planning application should consider the potential impacts upon the green belt. Permitted Development should be explored, especially as a fallback position in response to this.

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

Simon

Surname

Martin

Declaration Date

03/09/2024

☒ 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

Simon Martin

Date

03/09/2024