

**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

My property 69 Weston way is a semi detached bungalow serviced by a large driveway to the Front ,It currently has parking for 6 to 8 cars on a gravel surface The rear of the property has a concrete garage approx 3m x 6 m which i propose to remove if given permission to build a garage on the front drive . The two immediate properties that i share a boundary with both have large detached garages on the front as do the majority of the rest of the properties near me on the East side of weston way . I currently have 3 cars /vans and two motorcycles and i would like secure parking for the high value bikes and my van .I need extra space and i have sourced a 4.5 metre x 9m steel garage the drawing of which i have attached to this application. I am mindful of the need to balance the environmental aspect of my plans and the removal of the rear garage will balance the proposal in terms of the proportion of buildings on my land and the fact that the garage could be termed as not permanent as would a brick built one .

Applicant Details

Name/Company

Title

mr

First name

Graham

Surname

Cross

Company Name

0

Address

Address line 1

69 Weston Way

Address line 2

Address line 3

Town/City

Baldock

County

Hertfordshire

Country

United Kingdom

Postcode

SG7 6HB

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

A prefabricated steel garage 4,5 metres wide and 9 m long .To incorporate a 2.7 m roller door and pestrian door to side . 2 windows .Eaved height 2,6M , with Ridge height no higher than 3.8 ,metres .

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:

currently just a gravel driveway

Proposed materials and finishes:

Pressed steel wall sheeting Posco Olive green

Type:

Roof

Existing materials and finishes:

nil

Proposed materials and finishes:

Steel Roof sheeting Colour Juniper Green with two skylights

Type:

Windows

Existing materials and finishes:

nil

Proposed materials and finishes:

2 x 1000 by 900 mm UPVC Windows

Type:

Doors

Existing materials and finishes:

nil

Proposed materials and finishes:

Roller doors 1x 2.7 m wide by 2.134 high Colour Juniper Green 1 x Personnel door hinged 0.98 m wide by 2.075 high colour Juniper green

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Current boundary between proposed developement 69 weston way and 71 is a wooden fence. The garage to be built 1 metre away from this boundary , part of the boundary is the wall of large detached garage belonging to 71 weston way . part of proposed garage will be buil 1 metre away from this garage

Proposed materials and finishes:

n/a

Type:

Vehicle access and hard standing

Existing materials and finishes:

nil

Proposed materials and finishes:

Currently the whole driveway of proposed developement at 69 weston way is gravel with parking for 6 to 8 cars . The garage floor will be concrete and there will be a low concrete access ramp approx the width of the garage roller door 2.7 metres and approx 2 metres our from the garage entrance

Type:

Lighting

Existing materials and finishes:

nil

Proposed materials and finishes:

Power will be supplied via armoured cable from main dwelling house to approved RCD FUSE BOX with strip lighting inside garage

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

Ref ; THISTLE STEEL DRAWINGS AND DESCRIPTION . DRAWING REF NO SWES-0101 SHHET NO 1 SCALE

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

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

Graham

Surname

Cross

Declaration Date

25/09/2022

☒ 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

Graham Cross

Date

16/06/2024