



Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

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.

1. Site Address

Number	9
Suffix	
Property name	
Address line 1	The Leys
Address line 2	
Address line 3	
Town/city	Little Gransden
Postcode	SG19 3DZ

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

Easting (x)	527099
Northing (y)	254979

Description

2. Applicant Details

Title	Dr
First name	Sally
Surname	Boss
Company name	
Address line 1	9 The Leys
Address line 2	Little Gransden
Address line 3	Little Gransden
Town/city	Sandy
Country	United Kingdom

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

We are writing to submit a planning application for a garden study/store at 9 The Leys, Little Gransden, SG19 3DZ. We plan to demolish an existing annexe building comprising double garage and storage space, and replace this with a smaller building comprising garden study, storage and toilet. The main motivation for this project is to provide space for working from home and to improve the aesthetic of our property. The building we are hoping to replace is in a state of disrepair. We instructed Andrew Firebrace Partnership Engineering Firm to assess whether to renovate or replace this part of our property and they concluded that the building is in poor structural condition, recommending replacement with a timber-framed building on new foundations and with a new ground floor slab.

The proposed replacement building has a smaller footprint. We would like to move it closer to our house and away from the boundary of our land in order to leave space for parking in front of our house and to the side of the build. The exterior of the proposed new building will tie in to the main house by virtue of similar wood cladding (Douglas Fir or comparable) on the exterior.

We hope that the documentation we have provided is sufficient for consideration of this application. Please do not hesitate to get in touch should there be any outstanding questions regarding this proposal.

Has the work already been started without consent? Yes No

5. 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):

Roof	
Description of existing materials and finishes (optional):	House has a mix of red concrete tiles and red clay tiles (although colour has weathered significantly)
Description of proposed materials and finishes:	New build will have grey slate tiles

Windows	
Description of existing materials and finishes (optional):	House has a mix of white upvc and steel grey aluminium framed windows
Description of proposed materials and finishes:	New build will have steel grey aluminium windows

Doors	
Description of existing materials and finishes (optional):	wooden front door. UPVC back door.
Description of proposed materials and finishes:	Door will be a steel grey aluminium framed French doors (i.e. no separate door is needed for access since the building is so small).

5. Materials

Walls	
Description of existing materials and finishes (optional):	house has a mix of brick and Douglas Fir cladding
Description of proposed materials and finishes:	Will be clad in natural wood in keeping with existing house (i.e. will weather to a grey colour)

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	mainly hedges or post and rail in wood
Description of proposed materials and finishes:	no change needed

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	currently tarmac and some small stone
Description of proposed materials and finishes:	small increase in size of driveway along East of new build. Driveway will be small stones.

Lighting	
Description of existing materials and finishes (optional):	One security light to the south side of the main house
Description of proposed materials and finishes:	One security light to be added to the north side of the new building

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

Site location plan 1:1250
Block plan 1-200
Elevation Drawings 1-100
Proposed Floor Plans 1-50
Proposed Elevation and Sections 1-50
Roof Layout and Roof Plans 2
Ownership and Agricultural Certificate
Notice under Article 6
Development Considerations
Flood-map
Outbuilding and Main house photo montage
Sewerage and Soakaway

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

If Yes, please describe:

We will create space for additional parking on our driveway to the East side of the new building. Because we are demolishing one building and replacing it with a smaller one, further into our garden, our existing driveway will also increase in size. Additional space to park 2 cars will be created.

9. 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

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

11. 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.

Yes No

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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

12. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	9
Suffix	S
House Name	
Address line 1	The Leys
Address line 2	
Town/city	Little Gransden
Postcode	Sg19 3DZ
Date notice served (DD/MM/YYYY)	01/01/2020

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Date (cannot be pre-application)