



For official use only

Application No:	
Received Date:	
Fee Amount:	
Paid by/method:	
Receipt Number:	

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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="3 Stelling Farm"/>
Address line 1	<input type="text" value="B6309 Mowden Hall Cross Roads To Welton"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Stocksfield"/>
Postcode	<input type="text" value="NE43 7UU"/>

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

Easting (x)	<input type="text" value="405303"/>
Northing (y)	<input type="text" value="565678"/>

Description

2. Applicant Details

Title	<input type="text" value="Dr"/>
First name	<input type="text" value="Jack"/>
Surname	<input type="text" value="Wilkinson"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="3 Stelling Farm"/>
Address line 2	<input type="text" value="B6309 Mowden Hall Cross Roads To We"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Stocksfield"/>
Country	<input type="text"/>

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 would like to build a detached wooden garage, similar to our neighbours. The garage will be built on what is currently a patch of grass between our drive and the side of the house. The proposed footprint will be 6m x 5.47m with a standard pitched roof, there will be a gap of >1m from the boundary with our neighbour (Two Cottages). They are aware of the plans to build a garage and do not have any objections.

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):

Walls	
Description of existing materials and finishes (optional):	stone
Description of proposed materials and finishes:	wood - oak supports with weatherboard cladding

Roof	
Description of existing materials and finishes (optional):	dark slate
Description of proposed materials and finishes:	dark slate

Windows	
Description of existing materials and finishes (optional):	PVC + glass
Description of proposed materials and finishes:	glass with wood fittings

Doors	
Description of existing materials and finishes (optional):	wood effect synthetic material
Description of proposed materials and finishes:	wood

Boundary treatments (e.g. fences, walls)

5. Materials

Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	no new walls or fences to be built

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	gravel drive parking for house
Description of proposed materials and finishes:	garage doors will open directly onto gravel drive

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	internal lighting only

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

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

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

Please see HM Land Registry document ND175023
T4 marked on diagram - sycamore tree in next door's garden (Two Cottages) is just big enough that it might hit the proposed garage if it fell, our neighbors inform us that the tree has been looked at by a tree surgeon and is in good condition
T5 marked on diagram- large sycamore tree next to the access road is just big enough that if it fell in exactly the right direction it could hit the proposed garage

Both these trees would need to fall in a very specific direction for the very top branches to hit the proposed garage. They are in good condition and we feel this is highly unlikely to happen.

When we bought the house in December our survey did not highlight any trees that might be a risk. There are no trees with preservation orders on any of the trees on our land or otherwise involved with the proposed garage build.

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

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

T1, T3 - small saplings (unsure what type of tree) that we plan on removing if planning permission is approved.
T2 - small oak sapling (4ft) that we plan to move and replant if permission is approved

in the same area marked T1-T3 on the diagram, there are some small shrubs that we also plan to remove.

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

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

9. Site Visit

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

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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

We applied for pre-application advice for the same garage but in a different location. We were notified that we will need planning permission due to the building being forward of a wall forming the principal elevation of the original dwellinghouse. We have since decided to move the location and apply for formal planning permission.

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	
Suffix	
House Name	3 Stelling Farm Cottages
Address line 1	
Address line 2	
Town/city	
Postcode	NE43 7UU
Date notice served (DD/MM/YYYY)	01/01/2021

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)