

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	21
Suffix	C
Property name	Mulberry House
Address line 1	Roundhill Road
Address line 2	
Address line 3	
Town/city	Hurworth
Postcode	DL2 2ED

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

Easting (x)	430223
Northing (y)	510610

Description

**2. Applicant Details**

Title	Mr
First name	Tim
Surname	Jones
Company name	
Address line 1	Mulberry House
Address line 2	21C Roundhill Road
Address line 3	
Town/city	Hurworth
Country	

## 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

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. Description of Proposed Works

Please describe the proposed works:

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):	
Description of proposed materials and finishes:	Brick

## 5. Materials

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

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
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## 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

## 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

**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	Mr
First name	
Surname	
Reference	21/00002/PREAPP
Date (Must be pre-application submission)	
	01/03/2021

## 10. Pre-application Advice

Details of the pre-application advice received

The general principle of the erection of a garage within the curtilage of this new dwelling in the open countryside can be supported. However, the proposal would also need to be acceptable in terms of all other material planning considerations and development management matters.

The proposed development would be acceptable in terms of visual impact, residential amenity and highway safety and measures would need to be secured to keep the Public Right of Way safe, open and accessible during the construction phase of any development, if approved. More detailed comments are set out below on these matters and more.

However, the impact of the development upon flood risk, especially outside of the application site remains a concern of the Lead Local Flood Authority (the LLFA). The LLFA are a consultee which provides advice to the local planning authority on flood risk for certain development types. In normal circumstances, the LLFA would not provide comments on proposals such as a domestic garage, but their advice has been sought on the previous applications for this housing site due to comments made by local residents and at the request of the Members of the Planning Applications Committee when the planning applications for the three dwellings was placed before them for consideration. The LLFA would continue to be consulted on any new planning application and their formal comments would be a material planning consideration.

The Environment Agency has provided very general flood risk advice but also included details of their own Pre-Application service (see attachments). I would strongly encourage you to engage with the Environment Agency and include any comments that you receive from them as part of any planning application and their comments would be considered alongside the LLFA and Northumbrian Water, who would also be consulted.

The Local Planning Authority would have to take the comments from these statutory bodies into consideration when arriving at a recommendation, along with any other material planning considerations and comments received following a publicity exercise with neighbouring properties. If the planning application is recommended for refusal, the reason would be on flood risk grounds only and you would then have an opportunity to lodge an appeal against such a decision with the Planning Inspectorate

## 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 A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

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

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)

05/05/2021