

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

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

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

2. Applicant Details

Postcode	<input type="text" value="GU26 6FN"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

I am submitting an application to build a Tuin Mitch log gazebo, measuring 3.5m x 3.5m and with a pitch of 2.69m, in our garden. The gazebo is made entirely of wood with a shingled roof and has two solid back walls and is open at the front. It is not a complete square as the open side is angled with a corner cut off. We have an L shaped garden, not too big, but we want to maximise the space we have and create a beautiful and useable outdoor relaxing and eating area, that can be used in any weather. We would like to put it in the only corner suitable for its size. This is the West corner which is at the moment a dead space and not really useable as it is. The corner is fenced on both sides, each one sitting on a retaining wall, measuring about 6 foot in height. We are not overlooked and have no property to our west boundary.

The lawn falls gradually away from the house into the West corner of the garden, where the proposed site is, and the difference in height is 12 inches. So the proposed site is 12inches lower than the ground level the house sits on. The gazebo will end up much lower as the earth will need to be removed to level off the area for foundations. We have chosen to use an eco base, made of recycled plastic, which is more environmentally friendly than concrete and allows for air flow and water drainage. We will also be adding a French drain to allow for water run off and to prevent rain splashes on the structure, to prolong its life. We plan to build it between 80cm -1m away from the boundary (allowing access for maintenance) but the structure has a pitched roof height of 2.69m, 19cm over the 2.5m limit, so we need permission. As the corner is not square we may end up with one wall closer to the boundary than the other. If we were to move the gazebo the required 2m from the boundary, to avoid planning, it would encroach on the house and make it less useable as we'd lose valuable space behind the two gazebo walls. At my pre planning meeting with Mary Bird, last Wednesday 12th May, she felt it would be a straightforward application with no reason for us not to be able to build this, given the design and location.

I believe we have chosen a well designed 'temporary' structure that will enhance the outdoor space we have and will weather over time to fit in to the landscape. I enclose plans and drawings plus a photo of where we would like to put the structure. Our neighbours below have their homes built some 10 ft lower than our garden so they will not see anything. The pitch roof design that we have chosen is not only a good looking design but by sloping away from all boundaries it will not be seen. We are hoping to start work as soon as possible, once permission is given, as it would be perfect to get it done for the summer and be able to see family and friends, socially distanced and outdoors.

Here is the Tuin website link, which i hope is helpful.
<https://www.tuin.co.uk/Mitch-Log-Cabin-Gazebo-3.5-x-3.5m.html>

Thank you. Stay safe!

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):	N?A
Description of proposed materials and finishes:	The gazebo is made of wood
Roof	
Description of existing materials and finishes (optional):	N?A
Description of proposed materials and finishes:	the roof is wooden with felt tile shingles

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

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:

There is one small tree which we may move, and replant. However, if, due to the less than square nature of the plot and proposed site, we may leave it where it is.

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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Mary Bird informed me that she could see no reason why this application would not be granted for building. Mary Bird said that our proposal would be considered in the light of policy CP29 of the joint core strategy and relates to design. The Residential Extensions and Householder Development Supplementary Planning Document (SPD) is also of note for your scheme. You can read both documents in full via the council website. The structure has a pitched roof so doesn't protrude and we have no direct neighbours, with no property on the west side, just shrubs and bushes. The gazebo is 19 cm taller than the required 2.5m so it is not too tall and with the sloping pitch of the roof moving in towards our garden it will be barely noticeable. Mary Bird suggested I put in an application. We did discuss digging down the 19cm but looking at the plans and our garden, which slopes slightly in the direction of the corner intended for this structure, it would mean the gazebo floor would be considerably lower than the lawn and we'd hit our heads going into the gazebo! So not ideal! As the design of the gazebo and materials used are natural, aesthetically pleasing and sustainable it was felt that it would enhance our garden. We want to add to the value of our home and what we build needs to reflect our taste and sit well next to the house we have which has been beautifully built.

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)