



For office use

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

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 requesting permission to install composite decking to the end of our garden in an area that is 3.1 m x 7.2 m wide. The entire plot of our property from our north boundary line to the south boundary line is on a continuous downward slope. The south boundary line that meets with the neighbour at the end of our property is 2 meters lower than the centre of our garden. This means there is an aggressive slope at the end of the garden and we are currently unable to use this space. We would like to install composite decking, being supported by a structure consisting of 4 x 2 meter vertical stanchions and 4 x horizontal steel beams. On top of this laying in the opposite direction treated wooden timber and on top of this in the same direction as the horizontal steel, the composite decking to bring the height of the end of the garden to a similar height of the rest of the garden. On top of the stanchions sitting on the boundary line with the rear neighbour we would like to install a 2 meter fence. In between the stanchions wooden sleepers will be installed to fill the void between the 4 stanchions and create a neat line between both properties that is in keeping with our neighbours garden.

We are proposing this to bring our fence height and layout in line with our adjoining neighbours and privacy between our property and the neighbour at the end of the garden. At the moment we could walk from our garden straight into our neighbour at the rear of the property's garden. If we install a 2 meter fence or wall on the rear boundary line from the current natural ground level, this won't provide privacy for either neighbour due to the slope at the end of the garden, a 2 meter tall fence on this line would be insufficient due to the slope.

The position of the proposed decking on top of the structure along with the fencing on the rear boundary line will not be encroaching on the neighbour at the rear of our property and will provide more privacy for both properties. Our rear garden is south facing and our rear neighbour's rear garden is north facing which means the way the sun is positioned during the day installing our proposed decking and fencing will not affect the light in their rear garden. We have discussed the proposed works with our neighbour, who has not voiced any concerns or objections.

Has the work already been started without consent?  Yes  No

## 5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	K191413
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Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?  Yes  No

## 6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

Number of additional bedrooms proposed

Number of additional bathrooms proposed

## 7. Development Dates

When are the building works expected to commence?

## 7. Development Dates

Month

Year

When are the building works expected to be complete?

Month

Year

## 8. 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):**

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

The area is bare - no materials are in this area currently.

Description of proposed materials and finishes:

4 x Steel stanchions, 4 x steel beams, Wooden timber. Composite deck and some textured porcelain tiles. Wooden fence panels and materials to construct this.

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

Number 1-4 contractor drawings with the plans for steel structure and area  
Number 5-6 drawn sketches  
Number 7 & 8 - a photo taken at the same time with people in to show the steepness of the slope and people in the picture for concept  
Number 9 - a sideways picture to show the steepness of the slope  
Number 10 - a sideways picture to show the steepness of the slope from the other side of the garden

## 9. 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:

We have a tree on our grassed area that will be staying in that position and this is labelled as PT1 in both picture 5 & 6

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:

These have already been removed - there are stumps there. We have instructed a tree surgeon to now reduce the size of the stumps and treat them to stop regrowth. They are T1 and T2 in picture 5

## 10. 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

## 11. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

## 12. 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

## 13. 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

I emailed in to PreApplicationRequest@bexley.gov.uk on 18th February, Julie Snow replied on 19th February with the link of the planning portal and gave me the email address of DevelopmentControl@bexley.gov.uk for further advice. I emailed this address on 6th March for more guidance around Decking requests. Trudie emailed me on 8th March with this help. I spoke to Trudie via the phone on 10th March as I had some questions around this request. With the property being on a hill - it is difficult to explain and I enquired about a site visit. Following that conversation I am now submitting my request for this work to be completed. I have mentioned a gazebo in previous conversations but we are keeping this to under 2.5 meters in height which after speaking to Trudie believe this comes under permitted development.

## 14. 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?

## 15. 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

### 15. Ownership Certificates and Agricultural Land Declaration

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

### 16. 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)