WARWICK DISTRICT COUNCIL
www.warwickdc.gov.uk

Riverside House, Milverton Hill
Royal Leamington Spa, CV32 5HZ

Tel: 01926 456130
Email: planningenquiries@warwickdc.gov.uk

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	18
Suffix	
Property name	
Address line 1	Mill Street
Address line 2	
Address line 3	
Town/city	Warwick
Postcode	CV34 4HB

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

Easting (x)	428535
Northing (y)	264782

Description

2. Applicant Details

Title	Mrs
First name	Ksynia
Surname	Loeffler
Company name	
Address line 1	18 Mill Street
Address line 2	
Address line 3	
Town/city	Warwick
Country	United Kingdom

2. Applicant Details

Postcode	CV34 4HB

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:

To replace the existing rotten and disintegrating wooden fencing to the rear boundary of the garden (between no 18 and no 20 Mill St) with new wooden panels. The previously existing panels consisted of two panels at 180cm height and two at 120cm height. It is proposed that the four new panels will all match in style and size at 120cm height. Our neighbours at number 20 are happy with our proposed choice of new fence panel.

To replace the existing, (rotten, hole-ridden and very leaky) pine shed with a heritage-style shed from Crane Garden Buildings (a model from their National Trust range). The new shed to be situated in the same location as the existing shed, ie the rear corner of the garden.

Has the work already been started without consent? ◉ Yes ○ No

If Yes, please state when the development or work was started (date must be pre-application submission)	20/05/2021

Has the work already been completed 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):

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Two 180cmx180cm woven wicker-style wooden fence panels. Crumbling and ivy-damaged. Two 120cm high x 180cm wide slatted wooden panels in pine. Totally rotten and mostly disintegrated.
Description of proposed materials and finishes:	BPS Elite Malo Fence Panel (x 4) 120cm high x 180 cm wide. Treated wood so weather-resistant. Natural wood colour. Timber posts between panels.

Other Garden Shed

5. Materials

Description of existing materials and finishes (optional):	Pine wooden shed 1.8 x 1.5m with grey felt roof. In a rotten condition with significant holes in the roof and walls. One thin glass window. Door does not close properly.
Description of proposed materials and finishes:	Crane Garden Buildings 1.8 x 2.4m Windsor Garden Shed, FSC-certified (Scandinavian Redwood). Finished in a pale green colour they describe as 'sage'. Door and small window to the front face of the shed.

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:

Site Plan - Plan A

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	
First name	
Surname	
Reference	Assistant Conservation Officer

10. Pre-application Advice

Date (Must be pre-application submission)

19/05/2021

Details of the pre-application advice received

Zoe Herbert advised via email that we would need planning permission to repair our fence and replace our garden shed, even thought the repair work would be in the same place and no higher than the fencing there previously, because our house is Grade II listed. Zoe and I also spoke on the phone earlier today (27th May 2021) to clarify the type of planning permission we need. Because the fence and shed do not connect to the house in any way, Zoe advised that we complete a householder planning application, which I am currently in the process of filling out. Unfortunately I did not realise that the listed status of the house applied to works to the garden as well, which is why we had started work on repairing the boundary fence, however we won't go any further until we have planning approval. We have taken down the rotten and collapsed sections of fence and have done some groundwork preparation for a replacement shed.

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.

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?

○ Yes ◉ No

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	Mrs
First name	Ksynia
Surname	Loeffler
Declaration date (DD/MM/YYYY)	27/05/2021

☑ 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)	27/05/2021