

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

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

Applicant Details

Name/Company

Title

Mr

First name

Darrin

Surname

Alker

Company Name

Address

Address line 1

2

Address line 2

Garth Close

Address line 3

Town/City

Carlton

Country

undefined

Postcode

TS21 1EQ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

The proposed work, which has now been completed, is to have a detached, single story, double garage to the side of the property at 2 Garth Close. This building is a single story timber double garage which is within the boundaries of 2 Garth Close. It's located 1280mm away from the left side of the main house (as you look at the property from the front of the house), and 1110mm, reducing from front to rear, to 1000mm away from the boundary. The main Timber Garage structure is 5.5 m x 5.5m with eaves height at 2390mm and an apex roof no higher than 3.3m. To accommodate the garage a reinforced concrete hardstanding with section of driveway for access has been created within the property boundaries.

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)

Has the work already been completed without consent?

- Yes
 No

If Yes, please state when the development or work was completed (date must be pre-application submission)

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)

Type:

Roof

Existing materials and finishes:

40mm x 76mm Timber Framed, Covered with 9 mm roof boarding with Clay Red Tile effect Onduline Roof tiles.

Proposed materials and finishes:

40mm x 76mm Timber Framed Covered with 9 mm roof boarding and Clay Red Tile effect Onduline Roof tiles. Please note work has been completed.

Type:

Walls

Existing materials and finishes:

40mm x 76mm Timber Frame with Timber Shiplap Cladding

Proposed materials and finishes:

Timber Frame with Timber Shiplap Cladding Please note work has now been completed.

Type:

Doors

Existing materials and finishes:

1200mm framed double timber doors, front and rear.

Proposed materials and finishes:

Framed double timber doors

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

Planning Permission has been granted for a similar and slightly larger timber garage structure on the same property. This was for the build to be located to the front and left side of the main property. Advice was sort and has been given an numerous occasions from my local planning department for this. Copy of supporting letters have been attached with this application.

Research undertaken from various web pages on the subject of outbuildings and permitted development, including the Planning Portal.

Please refer to accompanying letter for details of build. Attached are completed drawings of the completed build. These show the post and present drawings of the ground plans, along with accompanying elevation drawings. Grounding requirements have also been included and have been matched if not bettered from the original proposed drawings.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the 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 the 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

One Large Apple Tree and one small Apple tree was needed to be removed. As shown on the attached drawings, they were located approximately centrally to where the area was developed. Marked as T1 and T2 on attached drawings.

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

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

Yes, the changes have altered the existing space, which could park up to 3 vehicles, to now accommodate 6 vehicles with ease.

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

20/1076/FUL : 20/1723/PREAPP : 21/1366/CPL

Date (must be pre-application submission)

06/06/2001

Details of the pre-application advice received

PP-9667816 PP-8677637

Dates for References above: 20/1076/FUL 26/08/2020 : 20/1723/PREAPP 25/09/2020 : 21/1366/CPL 14/05/2021

Contacted local planning department via email, 'planningdevelopmentservices@stockton.gov.uk' for advice on process for planning. Various web pages including the 'Planning Portal'. Also on various timber building company web pages, eg: 'Warwick Buildings' & 'Shedbox'.

Please see attached correspondence, in addition I have had telephone consultations with both my planning officer and with the building regs department.

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

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

Mr

First Name

Darrin

Surname

Alker

Declaration Date

14/06/2022

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Darrin Alker

Date

22/06/2022