

## 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

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

To replace the existing entrance gate with a new electrically operated wooden gate. To partially replace existing fencing which is not covered behind tree's and foliage. This fencing will compliment the new gate in style.

Has the work already been started without consent?

- Yes  
 No

## 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:

Boundary treatments (e.g. fences, walls)

### Existing materials and finishes:

Timber gate in poor condition which will not close in it's current state Timber picket fencing again in poor condition with wide gaps which will not contain our dog

### Proposed materials and finishes:

Timber gates, fabricated in hardwood, to fit a total opening of 3660mm x 1700mm high. Fitted to a pair of black 150mm x 150mm steel posts. Both gates will be supplied treated with two coats of Sikkens preservative in a light oak colour . All steel work will be supplied galvanised and powder coated black. Installation of a Bat 300 electro mechanical gate automation system, complete with all necessary control equipment to operate the pair of timber gates in a fully automatic mode via hand held transmitter units. Four transmitter units will be included for in car operation of the gates. Photoelectric cells will be installed across the gate line to act as a safety precaution to prevent the gates closing onto a vehicle stationary in the vicinity. Visitors will gain access through the gates via a GSM intercom system. This facility will allow audio communication with the visitor at the gate entrance. An external fascia panel complete with built in digital coded access pad and single call button will be sited at the gate entrance, when a visitor presses the call button the GSM unit will silently dial a series of desired contact numbers in order of priority until contact is made. This may include the use of mobile telephone numbers. Access through the gates may be granted from any telephone receiving the visitor's call. This system also has the ability to allow authorised mobile telephones to dial the gates to open. The built in digital coded access pad will allow visitors with knowledge of a pre-set code to gain access through the gate. This system can be controlled via an app on your mobile phone. 11.7 m2 of existing fencing will be replaced with Palisade Fencing Panel Heights 1m Panel Width: 1.83m Pales: 22 x 75mm nominal section planed to finish at 19mm thick. Pale tops are machined with a rounded finish. Each panel is backed by two 2ex 100 x 38mm rails fully planed. Timber superior quality Jakcure® treated softwood guaranteed for 25 years in colour light oak.

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

Tamhorn A - Location Plan , Tamhorn B - Site Plan , Tamhorn C - Plan & Material Details Tamhorn D - Heritage Statement

## 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

## 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

## 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

22/01021/PREAPP

Date (must be pre-application submission)

03/08/2022

Details of the pre-application advice received

Given the gates would form part of the curtilage of a Grade II listed building and be within the setting of the Grade II listed Tamhorn House Canal Bridge, the main considerations are whether the proposals are of an acceptable scale and design in their heritage context and whether there is any undue impact on the character of the listed buildings or surrounding area. Other material considerations include neighbouring amenity and any potential impact on trees.

Conservation

'In principle, there are no objections to the gates being electrically operated, and details of the control panels have been provided. This would need to be carefully positioned in order to minimize the visual impact, whilst still performing the required function.

As the gate forms part of the boundary to a Grade II listed building, planning permission will be required, but not listed building consent as the gates are not physically attached to the listed structure.

The application will need to contain existing and proposed elevations, materials (and finishes) and a heritage statement.'

The Conservation Officer also gave feedback that, although the proposed materials would likely be acceptable, the proposed gate is more sub-urban in character than is preferable given the rural location. The Conservation Officer indicated that a more typical five bar gate would be preferable in style. However, acceptability of any proposed style of gate would also depend upon how the gate sits in relation to the fencing / hedging to the sides. As part of any forthcoming planning application, details should be provided of any other types of gates in the surrounding complex along with a justification for the requirement of the type of gate proposed.

Conclusion

In conclusion, the principle of development is acceptable. However, should a full application be submitted, plans would be required detailing the dimensions and materials of the proposed gate so that a full assessment can be conducted. Further consideration in the planning process will be given to the historic built environment and a heritage statement would be required detailing the types of gates that exist in the surrounding complex and the justification for the requirement of the style of gate proposed. Further ecological or arboriculture information may also be required from the applicant during the planning process should significant issues arise that are not apparent at this stage.

## 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

Kevin

Surname

Harden

Declaration Date

14/09/2022

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

Kevin Harden

Date

07/09/2022