

Durham County Council

Regeneration and Economic Development
 Planning Development
 County Hall
 Durham
 DH1 5UL



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 & Mrs

First name

Kevin & Anne

Surname

Ray

Company Name

Address

Address line 1

Mill House

Address line 2

11 Monks End

Address line 3

Aycliffe

Town/City

Newton Aycliffe

County

Country

United Kingdom

Postcode

DL5 6LR

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

There is currently an existing wall bordering our land at (lower) Monks End, with an internal height of between 2 and 3 metres, the top of which is at (upper) Monks End road level. Above road level there is an existing concrete post and steel rail barrier, which sits on top of our existing wall, together with a 5m hedge (peak height above Monks End road level). The proposal is to remove the post and rail barrier, together with the hedge, and increase the existing wall height to 2m above the external Monks End road level. The new wall to be set as far back toward the internal edge of the existing wall as is feasible. This will increase highway width to the maximum possible, keep pedestrians/vehicles safe from the 2m to 3m drop onto our land, match the existing block and render walls of the other houses on that part of Monks End, and increase privacy. The wall to be professionally constructed of 4" concrete blocks with regular strengthening pillars, and be rendered, painted and have capping stones to match the existing neighbouring walls.

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

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:

1m Concrete posts, unpainted, with holes at mid and close to top points with 50mm galvanised steel tubes running through and between posts. Mixed hedge growing behind, through and in front of the post/tube barrier, height between 4 and 5 metres. Both posts and tubes estimated to be approx. 50 years old and have become broken and unsafe.

Proposed materials and finishes:

4" concrete construction blocks, cement render - to be painted a similar cream/white to surrounding block walls, concrete cappings to match surrounding block walls.

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

Mill House Boundary Wall 001, Mill House Boundary Wall 002.

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Mill House Boundary Wall 002. Tree positions on neighbouring property marked with dots and numbered T1 - T8.

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

Mill House Boundary Wall 002. Line of mixed hedge to a height of 5m above upper Monks End, comprised of Leylandii, Elder, Birch etc, marked with thick band H1.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

This request for advice was made by telephone to the council's planning section:
Would a wall on the boundary between our property and Monks End itself require planning permission, bearing in mind that although the external height would be no more than 2m, the maximum internal height would exceed 4m?
Response received:
No, as the external height was the critical height, not the internal.

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 & Mrs

First Name

Kevin & Anne

Surname

Ray

Declaration Date

26/02/2023

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 Ray

Date

26/02/2023