

# THURROCK COUNCIL

[www.thurrock.gov.uk](http://www.thurrock.gov.uk)

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

Mrs

First name

Angela

Surname

Maccabe

Company Name

### Address

Address line 1

12 Woodward Close

Address line 2

Address line 3

Town/City

Grays

County

Country

United Kingdom

Postcode

RM17 5RP

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

We would like to erect a garden room to be used for recreational use. Garden is west facing with little shade, Room is to facilitate greater use of garden providing an area of shade for seating. Anticipated purchase and erection of building undertaken by Johnsons Garden rooms it will be a timber construction on a timber frame base. Base construction will be supports set in concrete at 1 M intervals. Room will have electrical power. size and position of room is 1.5 M from boundary at rear and side of property in rear garden

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:**

Walls

**Existing materials and finishes:**

none - building not erected

**Proposed materials and finishes:**

timber - painted to be painted pale grey

**Type:**

Roof

**Existing materials and finishes:**

none

**Proposed materials and finishes:**

wooden roof covered with dark grey felt shingles

**Type:**

Windows

**Existing materials and finishes:**

none

**Proposed materials and finishes:**

wooden double glazed painted white

**Type:**

Doors

**Existing materials and finishes:**

none

**Proposed materials and finishes:**

wooden double glazed painted white

**Type:**

Other

**Other (please specify):**

composite decking and balustrade

**Existing materials and finishes:**

none

**Proposed materials and finishes:**

composite decking border dark grey , infill light grey balustrades matt grey with frosted safety glass panels

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

## 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 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

23/30146/PH

Date (must be pre-application submission)

24/10/2023

Details of the pre-application advice received

#### Householder planning application

In order to construct the outbuilding detailed on submitted plans, in the location indicated, planning permission would need to be sought through the submission of a Householder planning application. A decking area is also shown on plans which would also require planning permission if this were to be set more than 0.3m above ground level. This can also be included in the same application.

The scale and design of the outbuilding shown would likely be considered acceptable. The siting within the rear garden would also likely be acceptable. Due to the overall height of the outbuilding, the amenity of the adjacent neighbouring occupiers would need to be considered. However, if the outbuilding were to be positioned where indicated this would be away from neighbouring properties where any additional levels of noise created when the outbuilding is in use would not result in an unacceptable level of harm. Openings face towards the main dwelling and not neighbouring sites which is also of benefit. If an application were to be submitted for the design, scale and location of an outbuilding as indicated on the submitted plans this would be likely to receive a favourable outcome. Based on the information submitted, I would advise that an application will need to be accompanied by the following supporting information:

Location and site plan

Proposed elevations

Proposed floor plans

Sections of the decking – if to be included

Application form and fee

The planning application fee for your proposal would be £206. A decision would normally be made within eight weeks.

#### Conclusions

A Householder planning application would be required for the development submitted. However, based on the information provided, any forthcoming application would be likely to receive a favourable outcome and the submission of an application would be encouraged. I trust that this information is of assistance. Please note that the above advice is given without prejudice to the consideration and determination of any forthcoming planning application.

Yours sincerely

Nina Hicks

Planning Officer

## 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

First Name

Surname

Declaration Date

18/11/2023

Declaration made

## Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Angela Maccabe

Date

2023/11/18