



Willow House, Mareham Rd, Horncastle, Lincolnshire, LN9 6PH

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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

Ms

First name

Tracey

Surname

Cutler

Company Name

Address

Address line 1

Fen View

Address line 2

Croft Bank

Address line 3

Town/City

County

Country

United Kingdom

Postcode

PE24 4RJ

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

To extend the South East elevation from single storey to two storey and raise the whole North West elevation to height of existing dormer. By doing this, it would allow us to create an additional two bedrooms and a shower room with toilet and sink. This alteration will not affect the existing ground floor layout, access/egress or roof area. It is intended that the extension will use 'like for like' of existing brickwork and the roof tiles will be re-used as the roof area will actually decrease by a small percentage. There will be no need for alterations to existing sewerage lines or other amenities, hedges, driveway, site access or other. The property is a detached property with no overlooking properties and does not overlook any other properties alleviating any issues with windows and would not cause any additional visual obstruction to other properties, as the overall height increase would be just 0.9m.

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:

Existing material is locally produced red brick

Proposed materials and finishes:

Proposing to source second-hand bricks of same

Type:

Roof

Existing materials and finishes:

Existing roof is believed to be Sandtoft concrete pan tile design

Proposed materials and finishes:

Proposing to utilise all roof materials as area is decreasing by a small percentage. Any additional tiles will be sourced to match

Type:

Windows

Existing materials and finishes:

Existing windows are all white uPVC

Proposed materials and finishes:

All additional windows will be white uPVC of same design

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

Drawing 1 - 50:1 ratio of side elevations. Solid lines are existing buildings, broken lines are proposed changes
Drawing 2 - 50:1 ratio of North East aspect. Bottom drawing existing building and top drawing proposed change
Drawing 3 - 50:1 ratio of South West aspect. Bottom drawing current building and top drawing proposed change
Drawing 4 - 50:1 ratio. Left hand drawings existing internal layout and right hand drawing proposed upper floor development, lower floor to stay as existing

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

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes

No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Fen View

Number:

Suffix:

Address line 1:

Address Line 2:

Croft Bank

Town/City:

Croft

Postcode:

PE24 4RJ

Date notice served (DD/MM/YYYY):

09/12/2023

Person Family Name:

Person Role

The Applicant

The Agent

Title

Ms

First Name

Tracey

Surname

Cutler

Declaration Date

09/12/2023

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

Tracey Cutler

Date

09/12/2023