



HERTSMERE BOROUGH COUNCIL

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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

Mr & Mrs

First name

Surname

Joesph

Company Name

Address

Address line 1

51 Finch Lane

Address line 2

Address line 3

Town/City

Bushey

County

Hertfordshire

Country

Postcode

WD23 3AJ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

Part single storey part two storey side extension, first floor side extension, part garage conversion, new driveway and internal alterations to a semi-detached family dwelling.

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:

Brickwork, white horizontal cladding to front gable, pebble dash render to rear gable

Proposed materials and finishes:

To match existing

Type:

Roof

Existing materials and finishes:

Concrete interlocking tiles. Brown rainwater goods. White fascia and soffit.

Proposed materials and finishes:

Pitched roof tiles to match existing. GRP/Flat roofing membrane to flat roof Brown rainwater goods. White fascia and soffit.

Type:

Windows

Existing materials and finishes:

White UPVC

Proposed materials and finishes:

White UPVC to match existing

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

51 Finch Lane - DAAS
E-100 SITE LOCATION
E-101 EXISTING
P-101 PROPOSED

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Proposed new driveway to front elevation on Finch Lane, see P-101

Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

If Yes, please describe:

See paragraph 3.9 of Design and Access Statement.

As a residential property of 4 bedrooms the car parking requirement for the dwelling is 3 spaces.

The proposal looks to provide 2 car parking spaces to the front of the dwelling on a new driveway.

The existing arrangement includes a dropped kerb to the rear of the dwelling and a fully hard landscaped garden to provide parking and access to the garage.

Notably the garage would not meet minimum standards for garages, and therefore is debatable whether this can be considered as an existing car parking space.

Putting the garage to one side, the current parking arrangements rely heavily on using the existing hard landscaped rear garden as parking. As mentioned above this essentially means the property has no soft landscaping and desirable amenity space. As a result the intention is for the garden to be relandscaped to soften this amenity space, providing a garden more suitable for the applicant's young family.

As such the only car parking spaces for the dwelling will be provided on the front drive, which is overall a more functional arrangement.

Notably some other dwellings use the access from Homefield Road as their parking allocation, however due to the steep bank at the front of these dwellings no other option is available and thus are reliant upon vehicle access from the rear.

Overall, we would submit that two spaces for the dwelling would be acceptable due to;

- The two spaces proposed provide a better arrangement/access to the house
- Frees up quality amenity space for the dwelling, of which the current property is lacking
- The dwelling is well connected to public transport, including a bus stop within 0.2 miles (3-minute walk), which serves the 306 and 306A bus services.
- The dwelling is within walking distance of the various shops, restaurants, etc on Bushey High Street (0.5 miles, 11-minute walk)
- The gates to the rear would be retained for bicycle access to encourage other modes of transport

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

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

Chris

Surname

Bulmer

Declaration Date

25/01/2024

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

Chris Bulmer

Date

25/01/2024