

## 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)
<input type="text" value="507337"/>	<input type="text" value="203882"/>

Description

## Applicant Details

### Name/Company

Title

Mr

First name

John

Surname

Anderson

Company Name

### Address

Address line 1

The Hollows

Address line 2

Hyde Lane

Address line 3

Town/City

Nash Mills

County

Hertfordshire

Country

United Kingdom

Postcode

HP3 8RY

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

This shed/workshop/storage construction started in August 2013.

The structure was completed in May 2022.

It was built under "Permitted Development" and therefore a Planning Application was not made.

This Planning Application is only made on the request of Aaron Roberts (Planning Officer) who initially stated that it was unlikely that a Planning Application would be requested as it was only 7cm too high.

In an email of the 17th January 2024, Aaron Roberts now informed me that it is 2.7 metres high measured from the ground and 2.5 metres height is the maximum for "Permitted Development".

This shed is at the very bottom of a valley between a high railway embankment on the west and neighbouring gardens on the east where the ground is higher than the garden at the Hollows.

In fact, on the west side, the shed is lower than 2.5 metres only 0.5 metres from the outer west wall. On the east side, the shed is lower than 2.5 metres only 1.6 metres from the outer east wall. (see Landscape drawing).

There are no houses on the west side, only railway embankment with trees on it.

The houses on the east side, the shed is not visible due to laurel bushes in excess of 4 metres high.

This Planning Application is therefore for Red Tape purposes.

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

If Yes, please state when the development or work was completed (date must be pre-application submission)

## 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:**

**Proposed materials and finishes:**

External walls have been already built with red bricks.

**Type:**

Roof

**Existing materials and finishes:**

**Proposed materials and finishes:**

The roof is a flat roof already constructed of felt on plywood on 200mm x 50mm wooden joists.

**Type:**

Windows

**Existing materials and finishes:**

**Proposed materials and finishes:**

The windows are white UPC windows with sealed glazed units.

**Type:**

Doors

**Existing materials and finishes:**

**Proposed materials and finishes:**

The external door is a white UPVC door.

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 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

Date (must be pre-application submission)

17/01/2024

Details of the pre-application advice received

Aaron Roberts informed John Anderson (Planning Applicant) that a Planning Application is required for this shed/workshop/storage because it is 2.7 metres tall from the ground it stands on despite the railway embankment on the west side already 20 cm higher within 50 cm of the building and the neighbouring garden on the East side being 20cm higher within 1.6 metres of the building.

## 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

John

Surname

Anderson

Declaration Date

24/01/2024

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

John Anderson

Date

24/01/2024