



Planning and Regeneration

The Forum, Marlowes, Hemel Hempstead, Herts, HP1 1DN

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www.dacorum.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

Mr

First name

David

Surname

Spivack

Company Name

Address

Address line 1

Rainhill Spring

Address line 2

Stoney Lane

Address line 3

Town/City

Hertfordshire

County

Country

United Kingdom

Postcode

HP30DP

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

1) An enlarged pond (approx 30 metres diameter)
2) An agricultural field structure
3) A landscaped bund
4) A polytunnel (6 metres wide x 12 metres long)

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:

Other

Other (please specify):

Pond

Existing materials and finishes:

Bentonite clay 1mm black rubber liner

Proposed materials and finishes:

N/A since the pond has already been constructed

Type:

Roof

Existing materials and finishes:

Roundwood larch poles Sawn larch boards Copper spouts Rodent mesh Turf

Proposed materials and finishes:

N/A since the roof has already been constructed

Type:

Other

Other (please specify):

Frame

Existing materials and finishes:

Larch Oak pegs Masonry plinths Steel rods

Proposed materials and finishes:

N/A since the frame has already been constructed

Type:

Other

Other (please specify):

Polytunnel

Existing materials and finishes:

Polythene Timber base rail Steel frame

Proposed materials and finishes:

N/A since the polytunnel has already been constructed

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

Location plan
Polytunnel drawing.jpg
Polytunnel site plan.png
Rainhill Spring-PJSA-03-01 Plans (1).pdf
SPIVACK - Rainhill Spring-PJSA-05-01 Elevs (1).pdf
SPIVACK - Rainhill Spring-PJSA-01-01 Location Plan (3).pdf
SPIVACK - Rainhill Spring-PJSA-02-01 Site Plan (3).pdf
Ecological Appraisal.pdf

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

E/21/00372/NPP

Date (must be pre-application submission)

18/10/2022

Details of the pre-application advice received

On 18/10/22 and by prior arrangement, Cora Watson visited the site and advised us that we would only need to apply for permission for the field structure but not the pond or the bund.

On 25/5/23, Kyle Dalton visited the site and advised us that Cora Watson's advice was not correct, that she had retired, and that we would need to apply for permission for the pond and the bund as well. Specifically, he stated "The land itself falls within the agricultural land over .40 hectare but under 5 hectare. This does not have the permitted development rights for the increase in size to the pond on the land. The pond development along with the earth bunds and building developed require planning permission."

Mr Dalton also advised us that an Ecology survey was highly likely to be requested. The delay in submitting this submission has been caused by the length of time it has taken to get an Ecology survey completed.

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

David

Surname

Spivack

Declaration Date

11/12/2023

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

David Spivack

Date

31/01/2024

Amendments Summary

The planning statement has been amended to clarify that the field structure, the bund, the pond and the polytunnel are within the residential curtilage of the house.

The location plans and site plans have been amended so that there the red line is continuous around the entire boundary of the property.