



Planning Services, Council Offices
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OFFICE USE ONLY

P/
TCP/
Date rec'd

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

Stephen

Surname

Brett

Company Name

Address

Address line 1

Brookside, Main Road

Address line 2

Shalfleet

Address line 3

Newport

Town/City

Isle of Wight

County

Country

United Kingdom

Postcode

PO30 4ND

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

I would like to edge my existing concrete driveway, patio area and rear garden path with a 600mm high and 225mm wide Forticrete stone block wall. Wall to be built off existing concrete driveway and patio slab. The wall edging for the path at the rear to be built off a new 450mm wide, 150mm deep foundation. This is intended for two purposes: as a decorative garden feature but primarily as a flood defence measure. In the seventeen years that we have lived here, water has entered the property on three occasions - in 2009, 2014 and October 25th 2023, to a depth of 200-300mm - each time due to flash flooding of the Calbourne stream which forms the eastern boundary of the property. In 2014, with Listed Building Consent, we had a timber flood door fitted. It was first needed in 2023 but it failed. The proposed wall incorporating an exterior flood gate in the 900mm opening as shown on the plans would divert water away from the house, thereby preventing potential damage to the fabric of this Grade 2 listed building as well as protecting personal possessions and furniture, and giving peace of mind to ourselves and any future occupants. I can confirm that the wall would not interfere with the watercourse and there is no risk of instability of the wall once constructed.

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:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:
Forticrete 'Shearstone' blocks. Three height sizes of 225mm, 150mm and 75mm. Colour of block chosen to match colour and texture of original building (Please see photos) Blocks to be laid in a random pattern Mortar to be used is Saint Astier NHL 3.5 at a ratio of 3 sand, 2 washed grit, 2 NHL lime. The mortar finish to be flush with the blockwork

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

Doc 1: Block plan
Photo 2: North elevation
Photo 3: East elevation (1 of 2)
Photo 4: East elevation (2 of 2)
Photo 5: South elevation
Photo 6: Forticrete 'Shearstone' blocks shown at 600mm in height
Doc 8: Heritage Statement

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Document no: 7 map showing site of two trees within falling distance of proposed wall

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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

Stephen

Surname

Brett

Declaration Date

21/01/2024

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

Stephen Brett

Date

25/01/2024