



East Herts Council
 Wallfields, Pegs Lane
 Hertford, Herts
 SG13 8EQ
 Tel: 01279 655261

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

Shore

Company Name

Address

Address line 1

The Old Rectory

Address line 2

Address line 3

Town/City

Westmill

County

East Herts

Country

UK

Postcode

SG9 9LL

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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

Extension to existing property and alterations to the existing garage frontage

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:

Frontage - Red Brick, Rear - Red Brick and Blackened Timber Cladding

Proposed materials and finishes:

Frontage - Red Brick, Rear - Light Brick and Blackened Timber Cladding

Type:

Windows

Existing materials and finishes:

Frontage & Rear - White Framed Traditional Windows

Proposed materials and finishes:

Frontage - White Framed Traditional Windows, Rear - Aluminium Framed Sliding Doors & Windows

Type:

Roof

Existing materials and finishes:

Pitched Roof - Clay Tile Roof, Flat Roof - Single Ply

Proposed materials and finishes:

Pitched Roof - Clay Tile Roof, Flat Roof - Green Roof

Type:

Doors

Existing materials and finishes:

Frontage & Rear - White Framed Traditional Doors

Proposed materials and finishes:

Frontage - White Framed Traditional Windows, Rear - Aluminium Framed Sliding Doors & Windows

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

2306_The Old Rectory_DAS

2306-The Old Rectory-3000-South West & North East Elevations - Existing-P1

2306-The Old Rectory-3001-South West & North East Elevations - Proposed-P1

2306-The Old Rectory-3010-North West & South East Elevations - Existing-P1

2306-The Old Rectory-3011-North West & South East Elevations - Proposed-P1

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.

2306-The Old Rectory-1000-Ground & First Floor Plan - Existing-P1
2306-The Old Rectory-1002-Ground & First Floor Plan - Proposed-P1
AAS - 0418 The Old Rectory Westmill Rev 02

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

2306-The Old Rectory-1000-Ground & First Floor Plan - Existing-P1
2306-The Old Rectory-1002-Ground & First Floor Plan - Proposed-P1
AAS - 0418 The Old Rectory Westmill Rev 02

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

If Yes, please describe:

The garage space will be moved from the existing single storey extension on the right hand side (of the frontage) of the property to a new single storey extension on the left hand side (of the frontage) of the property.

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

- I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

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

S/23/0145/PREAPP

Date (must be pre-application submission)

03/11/2023

Details of the pre-application advice received

The pre-application proposals differed significantly from the proposals put forward in this application.

The pre-application proposals sought to build a standalone garage structure forward of the existing building line and in addition, replace the existing single storey garage extension with a two storey extension. Both were proposed as contemporary looking structures to contrast with the traditional style of the existing property.

The feedback from the planning officer included the following recommendations;

- There are no objections to the principle to development at the site
- You are advised to... reduce the size of the garage and alter its location as to reduce the structures harm on the openness of the area
- You are also advised to make changes to the first floor extension to reduce its mass and impact on the openness of the area.
- Should you wish to pursue a modern extension, you may wish to consider a rear extension which would not be visible from the public realm, reducing the harm to the surrounding area and Conservation Area.
- It is advised that an arboricultural report is submitted along with any planning application.

The proposals set out in this application have been developed with this feedback in mind.

Please refer to the Design and Access Statement for more information.

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

James

Surname

Gunn

Declaration Date

15/02/2024

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

James Gunn

Date

16/02/2024