



Planning and Regeneration

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

Email: planning@dacorum.gov.uk Telephone: 01442 228671

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

Mark

Surname

Tibbles

Company Name

Address

Address line 1

Spring Cottage Hollybush Close

Address line 2

Potten End

Address line 3

Town/City

Berkhamsted

County

Hertfordshire

Country

United Kingdom

Postcode

HP4 2SN

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

**** REDACTED ****

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

Proposed reinstatement of existing 3.5m wide gated access to western end of rear garden to Spring Cottage off Water End Road, including 1800 high fencing spanning 6700mm long in a north-eastern direction and recessed side panels (also 1800mm high) spanning 5000mm into site in a northern direction. New 5 rail timber field gate (3500mm width) proposed at recess end, opening out to gravel surfaced yard approx 180 sqm in area.

Note: Existing close boarded fence spanning 6700mm long has already been erected along the Water End Road boundary (south), but no other works have been carried out on site. Letter has been received by the Applicant from the Compliance Officer (dated 9 January 2024) stating that the erected fencing, being higher than 1m, would require planning permission. This application therefore includes the existing (recently erected) fence described above and the matching side panels and 5 rail field gate all as shown on drawings nos MJT/101-104 inclusive.

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)

31/10/2023

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:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

1600mm- 1800 mm high vertical close boarded timber fencing on Water End Road boundary (south) fronting previous gate (width 3500mm) set between oak posts. New 1800mm high timber fencing spanning 6700mm in 3no panels erected to the right hand side of previous gate opening as indicated on drawing.

Proposed materials and finishes:

Existing 1800mm high vertical timber fencing (matching those in the immediate neighbourhood) to be retained as shown on accompanying drawings, with stepped matching panels proposed to either side of gate opening approx 5000mm deep to new recessed gate opening to site. Proposed new 5 rail timber field gate to be erected between new oak posts.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Existing gate opening area set in unmade ground up to rear edge of asphalt footpath on Water End Road.

Proposed materials and finishes:

Proposed recessed gateway access to be finished in asphalt surfacing up to standard concrete kerb edging at new gate location. Kerb edging to be incorporated to external embankment area to define new access entrance, including drop kerbs as shown, in line with the requirements of LA Highways standards.

Type:

Other

Other (please specify):

Site hardstanding

Existing materials and finishes:

Existing unmade ground to rear garden of Spring Cottage site, partly laid to lawn and small areas of loose paving adjacent to existing sheds/outbuildings.

Proposed materials and finishes:

Area of new gravel surfacing (approx 180 sqm) proposed as shown, contained at perimeters with timber gravel boards set in the ground. Detail of gravel surfacing to allow a permeable surface in the area shown, incorporating Terram membrane.

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

Site Location Plan, KVB drawings 100-105 inclusive, comprising site layout plans showing existing trees/hedges, layout of existing boundary & gate/proposed reinstatement of gate, drop kerb access, visibility lines and new fencing. and Water End Road elevations (existing/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

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

Trees and hedges are marked on scaled plans (1/200 at A3 size), nos MJT/100 and 101 and indicated on elevation drawing MJT/104

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:

Details of proposed reinstatement of previous gated access incorporating recessed gate (5 rail timber field gate) as shown on drawings nos MJT/102-104 inclusive

Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

If Yes, please describe:

Car parking provision to Spring Cottage is not affected (2no parking bays on drive plus 1no garage), but reinstated gate access off Water End Road allows for additional 2no car spaces minimum on the proposed gravel surfaced drive

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

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

County Hall

Number:

Suffix:

Address line 1:

Pegs Lane

Address Line 2:

Town/City:

Hertford

Postcode:

SG13 8 DQ

Date notice served (DD/MM/YYYY):

15/02/2024

Person Family Name:

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Greg

Surname

Basmadjian

Declaration Date

16/02/2024

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

Greg Basmadjian

Date

16/02/2024