



CHEL TENHAM
BOROUGH COUNCIL

Built Environment Cheltenham Borough Council
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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

[Redacted]

Company Name

[Redacted]

Address

Address line 1

[Redacted]

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

- 1) Dropping the kerb for a distance of 5 m outside 4 Croft Gardens, Work has been quoted for by Marshalls Driveways - Gloucester branch.
- 2) Changing the current front area from paving slabs and gravel (which is currently fenced off and just used to house the bins) into a parking space for 1 x car. The material to be used is clay block paving infilled with sand. It would sit on top of type 1 hardcore, followed by sharp sand and compressed / repeated.
- 3) The existing post & rail fencing will be replaced on either side of the front garden with like for like fencing, each 4.75 m in length from face of house to boundary with footpath; 1 m high. (I own both boundaries).

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:

Vehicle access and hard standing

Existing materials and finishes:

Currently gravel over weed suppressant

Proposed materials and finishes:

Type 1 Hardcore base Finish: Block paving in 45 degree herringbone design - burnt ochre

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

Photographs added:

IMG_2210 showing existing gravel garden with post and rail fencing.

IMG_2207 showing left hand fence to be replaced like for like, 4.75 m long, 1 m high.

IMG_2208 showing right hand fence to be replaced like for like, 4.75 m long, 1 m high

IMG_2209 showing footpath and kerb, 5m of which is to be lowered allowing access to new off-road parking space in front of property.

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Change of use from a gravel front garden to a paved driveway. The old post and rail fencing of either side of the garden to be replaced with new fencing of the same design and dimensions - each 4.75 m in length from face of house to boundary with footpath, 1m in height. Area outlined in red on the plan.

Kerbs have been dropped in front of similar properties along the road.

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

Currently, my partner and I have two cars which we park on the road. There is no permit and spaces are hard to find at the end of the day. The proposed works will take one car off the road, and allow the other car to park in front of it, which will free up one space on the road.

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

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:

Number:

Suffix:

Date notice served (DD/MM/YYYY):

21/02/2024

Person Family Name:

Person Role

The Applicant

The Agent

Title

Declaration Date

21/02/2024

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



Date

21/02/2024

Amendments Summary

Completed Certificate B.