



Trinity Road, Cirencester, Glos. GL7 1PX

Email: [planning@cotswold.gov.uk](mailto:planning@cotswold.gov.uk) Tel: 01285 623000[www.cotswold.gov.uk](http://www.cotswold.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

Duncan

Surname

Macfarlane

Company Name

### Address

Address line 1

Old Nags Head

Address line 2

Nags Head Lane

Address line 3

Town/City

Avening

County

Country

United Kingdom

Postcode

GL88NZ

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

To remove existing modern, wood structure garden shed and replace with a larger wooden structure garden shed.

The original shed is positioned behind the house at the top of the terraced garden and is 15m from the building. It is currently used to store tools and garden equipment but is in a state of disrepair.

The proposed shed will be positioned in the same location as the original shed but will have a larger footprint and will also be used to store tools and equipment. Whilst the footprint is larger, careful consideration has been made in the design to ensure the proposed design is sympathetic to its surroundings and is no more notable to passersby than the original shed. The proposed shed is no taller than the current and is bounded by existing walls/fences and tall hedges on three sides. It has been designed according to Permitted Development guidelines and will not be permanently fixed to any existing garden structures, nor will it require any permanent changes to be made to the current garden.

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:**

The existing shed is clad in horizontal pine cladding boards painted in Leaf Green.

**Proposed materials and finishes:**

The proposed shed will be clad in vertical cladding boards that will be lightly charred to give a natural looking but dark finish to the wood. Charring the wood naturally protects the wood from wind, rain, rot and insects. A dark finish has been chosen for its ability to allow the structure to sit subtly in its surroundings.

**Type:**

Roof

**Existing materials and finishes:**

Bitumen roof felt.

**Proposed materials and finishes:**

EPDM rubber. EPDM rubber roofing has a matt black finish and has enhanced longevity when compared to bitumen roof felts. Not - the roof will not be visible due to the location of the shed at the top of the terraced garden.

**Type:**

Windows

**Existing materials and finishes:**

Green house glass pains

**Proposed materials and finishes:**

Modern double glazed UPVC windows. Window frames finished in dark grey.

**Type:**

Doors

**Existing materials and finishes:**

Horizontal pine cladding painted in Leaf Green

**Proposed materials and finishes:**

Modern double glazed UPVC bifold doors finished in dark grey.

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

Elevation drawings and design access 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

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

## 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

Direct email to Cotswold Planning

Date (must be pre-application submission)

24/06/2022

Details of the pre-application advice received

Reponse received from Amy on 12th July 2022 stated "As the property is listed, the erection of any outbuildings would require planning permission."

## 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:**

Old Nags Head

**Number:**

**Suffix:**

**Address line 1:**

Nags Head Lane

**Address Line 2:**

**Town/City:**

Avening

**Postcode:**

GL88NZ

**Date notice served (DD/MM/YYYY):**

22/06/2022

**Person Family Name:**

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Duncan

Surname

Macfarlane

Declaration Date

04/01/2024

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

Duncan Macfarlane

Date

15/02/2024