



# HERTSMERE 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

Mr

First name

John

Surname

McGowan

Company Name

### Address

Address line 1

11a Beaumont Gate

Address line 2

Shenley Hill

Address line 3

Town/City

Radlett

County

Country

Postcode

WD7 7AR

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Greg

Surname

Basmadjian

Company Name

KVB Architects Ltd

## Address

Address line 1

9 High Street

Address line 2

Address line 3

Town/City

Tring

County

Country

United Kingdom

Postcode

HP23 5TE

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Part-retrospective part-single, part-two storey front, side and rear extensions with integrated garage following removal of side extension, construction of garden room to rear of garden, insertion of rooflight to front and loft conversion with associated dormer to rear.

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)

29/01/2024

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:**

Walls

**Existing materials and finishes:**

Off white painted render.

**Proposed materials and finishes:**

Proposed front extension in buff multistock brickwork Proposed rear extension in buff multistock brickwork Main house walls retained as render Timber cladding to garden building. Vertical hanging tiles to dormer face / cheeks, dark red colour to match neighbour dormer (No. 87) / proposed roof. ALL IN ACCORDANCE WITH APPROVED APPLICATION 24/0101/MA

**Type:**

Roof

**Existing materials and finishes:**

Brown plain tiles.

**Proposed materials and finishes:**

Red plain tiles to match semi-detached neighbour at No. 87. Single ply membrane to flat roof areas of rear dormer and garden room. ALL IN ACCORDANCE WITH APPROVED APPLICATION 24/0101/MA

**Type:**

Windows

**Existing materials and finishes:**

Metal windows to front elevation (black), 1no to side elevation, 1no to rear elevation. 2no white UPVC windows to rear, 2no to side. 1no painted timber window to WC side extension.

**Proposed materials and finishes:**

All windows to be replaced in quality black UPVC casement system. ALL IN ACCORDANCE WITH APPROVED APPLICATION 24/0101/MA.

**Type:**

Doors

**Existing materials and finishes:**

Timber panel door to front entrance. Timber door with glazing to rear entrance.

**Proposed materials and finishes:**

Proprietary front security door system. Folding doors to rear extension and garden room in aluminium system.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Timber close boarded fencing and hedgerows to boundary.

**Proposed materials and finishes:**

Boundary treatments retained.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Existing dropped kerb and access over pedestrian pathway to front garden. Remnants of previously concreted forecourt, now broken and overgrown.

**Proposed materials and finishes:**

Permeable block paving with parking for 3no cars.

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

KVB Existing Dwgs 101 - 105 inclusive  
KVB As Approved Dwgs 106 to 114 inclusive  
KVB Proposed Dwgs 901 to 909 inclusive

## 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

If Yes, please describe:

Existing parking is on a broken concrete drive, overgrown and no longer fit for use.  
There is an existing dropped kerb and access over pedestrian pathway, which is to be retained.  
Front garden area to be altered to provide parking for 3no cars.

## 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

24/0044/CON

Date (must be pre-application submission)

20/02/2024

Details of the pre-application advice received

Mr Kightley attended site and found the build rear extension has been formed 4.35m from the rear of the existing dwellinghouse, in contravention to the approved 23/1179/HSE.

The previously refused planning permission (23/1179/HSE) states regarding the rear extensions increase of 1m from the approved: "Whilst contrary to the SPD, officers note other nearby extensions of greater depth. The host dwelling would be enlarged at a large scale although given that no.87 has been extended to which the ground floor rear projection would be approx. 1m beyond alongside no.91 being deeper, it is considered on balance that the increase depth of 1m at ground level would be considered proportionate on balance to the main dwelling. The first floor rear element would also be approx. 1m deeper than approved but given the siting of no.91 being deeper and the general image being as approved, on balance, the additional massing would be acceptable and not worthy of refusal on its own ground. From the side elevation (flank – no.91), the image of the dwelling would be increased although the general additional massing beyond the approval would not be sufficient to refuse the application alone. "

## 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

John

Surname

McGowan

Declaration Date

27/02/2024

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

27/02/2024