

## 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

Mark & Fay

Surname

Hynd

Company Name

### Address

Address line 1

30 Downham Road

Address line 2

Watlington

Address line 3

Town/City

Kings Lynn

County

Norfolk

Country

UK

Postcode

PE33 0HS

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

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

Extension to rear of property. Interior reconfiguration. New build double garage. New wall and gates to front of house.

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:**

To the rear & sides of the house the walls comprise buff bricks. To the front there is a mixture of buff brick and cobble. Some small areas of painted timber cladding to match.

**Proposed materials and finishes:**

Buff bricks with lime mortar to match. Some small areas of painted timber cladding to match. The new build garage building walls will be finished in painted cladding to match the house.

**Type:**

Roof

**Existing materials and finishes:**

Pantiles

**Proposed materials and finishes:**

Pantiles to match on the extension and on the new build garage

**Type:**

Windows

**Existing materials and finishes:**

Existing windows are green.

**Proposed materials and finishes:**

New windows will be grey, with the exception of the new window to the front elevation of the house which will match the colour of the adjacent windows.

**Type:**

Doors

**Existing materials and finishes:**

Doors are green presently.

**Proposed materials and finishes:**

New doors to the rear of the house will be grey to match the new windows. New door to the rear of the garage will be grey.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

There is a mixture of fences and hedges around the edge of the site

**Proposed materials and finishes:**

We propose to allow a new vision splay within the site, and this will be formed by a new wall with some metal gates at the point of entry into the site. The walls will feature buff brickwork pointed with lime mortar and capped with sandstone capping.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

At present the entrance to the site is connected to Lime Kiln Road. There is existing an shingle drive way within the site connecting the rear of the house with the highway.

**Proposed materials and finishes:**

We propose to create a vision splay, walls and a gate as already noted. The edge of the highway will be made good in abeyance with highway stipulations. We propose a garage connected to the existing shingle drive way.

**Type:**

Lighting

**Existing materials and finishes:**

Unsure

**Proposed materials and finishes:**

There are no plans under this planning application for exterior lighting.

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

0302 PLANNING V5 SUBMITTED FOR PLANNING-001  
0302 PLANNING V5 SUBMITTED FOR PLANNING-002  
0302 PLANNING V5 SUBMITTED FOR PLANNING-003  
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0302 PLANNING V5 SUBMITTED FOR PLANNING-010

## 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:

Refer site plans

## Parking

Will the proposed works affect existing car parking arrangements?

- Yes  
 No

If Yes, please describe:

We are proposing a double garage to keep cars out of the way.

## 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



**Name of Owner/Agricultural Tenant:**

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

**House name:**

Bell Barn

**Number:**

**Suffix:**

**Address line 1:**

Lime Kiln Road

**Address Line 2:**

West Dereham

**Town/City:**

Kings Lynn

**Postcode:**

PE33 9RT

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

10/01/2024

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

Mr & Mrs

First Name

Mark & Fay

Surname

Hynd

Declaration Date

22/02/2024

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

Ben Frith

Date

22/02/2024