



Aylesbury Area

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

Phillip

Surname

Sangster

Company Name

Address

Address line 1

1 Dene Close

Address line 2

Address line 3

Town/City

Winslow

County

Bucks

Country

United Kingdom

Postcode

MK18 3HJ

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

OVERVIEW

The application is for a 2m (6'6") high wooden acoustic fence along the boundary with Sheep Street. This boundary of the garden is approximately 30m (100') long. There are Bow Top Metal Railings at the moment which are 1m tall and a number of medium sized trees/bushes such as Leylandii and Privet Hedging. The boundary is separated from the road by a steep grass slope, so the road is about 4m below the bottom of the existing fence. The proposal is to retain the existing metal fence and install the wooden fence on the inside of the existing railings. The existing trees and shrubs will be retained and additional plantings will be made.

OBJECTIVE

The existing railings offer little security as they are only 1m high and easily straddled. They are also open and occasionally rubbish is thrown into the garden from the road. A 2m high fence would discourage entry to the gardens and the house from the rear and would restrict access to the front of the house only.

Road noise has become more noticeable as the amount of traffic travelling through Winslow has undoubtedly increased. There are a number of manhole and drain covers that rattle as traffic passes over them. I have an existing open job with Highways that is now 9 months old and no date for attention. A wooden acoustic fence should offer some respite.

IMPACT

The materials are a wooden fence and wooden posts. They would be pressure treated and the colour will be brown or green. The existing hedging and trees will be retained and they will project above the top of the fence to soften the view from the road. All works can be carried out without affecting traffic in Sheep Street.

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:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Bow Top Metal Railings

Proposed materials and finishes:

Wooden posts and wooden close boarded acoustic panels. The finish will be dark brown.

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

Drawing 1 attached shows the position and types of trees and shrubs existing

Drawing 2 attached shows the tree and shrub that will be lightly pruned

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.

The trees and hedging form part of the boundary at the moment and are planted on the inside of the existing metal railings. There is a Mountain Ash, a few metres of Leylandii, then privet hedging. Other trees which have been planted by us along the boundary are Rowan, Acer, Laburnum and Horse Chestnut.

DOCUMENT 1 Attached

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

The only light pruning required would be the Leylandii and some of the privet. None of the other trees would be touched.

DOCUMENT 2 Attached

Leylandii T1

Privet T2

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

Email from the Planning Office dated 14th Feb 2024

Date (must be pre-application submission)

14/02/2024

Details of the pre-application advice received

Unfortunately I did not make a note of the gentleman's name when I called the help line. He sent me a generic email that contained the link for the application. I explained the proposal and he recommended that I make an application. I also used the Beta Version of the checking tool that indicated I would need 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

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

Phillip

Surname

Sangster

Declaration Date

29/02/2024

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

Phillip Sangster

Date

29/02/2024

