

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

Mihir

Surname

Cholera

Company Name

Address

Address line 1

31 Greenways

Address line 2

Address line 3

Town/City

Abbots Langley

County

Hertfordshire

Country

United Kingdom

Postcode

WD5 0EU

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 the existing rotted boundary fences to the left side (as looking at the property) and the rear, and replace with new concrete posts, concrete gravel boards and 6ft pressure treated close boarded fence panels placed along the same footprint as the existing rotted boundary fences.

The existing rear fence is already slightly over 8ft as are most neighbouring properties, this is due to the level of our gardens being higher than the road behind (Hazelwood Lane) the damaged side fences are currently staggered heights from 6-7ft.

There will be a total of 153ft of fencing being replaced consisting of:

1. 16 x 6ft pressure treated close boarded fence panels on top of the 2 x 1ft gravel boards (8ft tall in total) 93ft in length all held together with a 10ft concrete posts that will be dug in the ground 2ft and refilled back to ground level using a strong concrete mixture and all levelled in an upright position. The first 16 bays will be completed across the back and part of the side.
2. 10 x 6ft pressure treated close boarded fence panels on top of the 1 x 1ft gravel boards (7ft tall in total) 60ft in length all held together with a 9ft concrete posts that will be dug in the ground 2ft and refilled back to ground level using a strong concrete mixture and all levelled in an upright position.

All rubbish will be removed in the process and it will take 5 days to complete.

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:

Currently 153ft of rotting wooden fence panels, supported by 3ft concrete posts dug into the ground (with no concrete!)

Proposed materials and finishes:

153ft of new fencing 6ft pressure treated close boarded wooden fence panels Concrete Gravel boards Held together with Concrete Posts that will be dug in the ground 2ft and refilled back to ground level using a strong concrete mixture and all levelled in an upright position.

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

I have uploaded a drawing detailing the proposed fence replacement and sample picture '31 Greenways - Proposed fence plan 4.4.24 2'

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.

Shown on uploaded plan '31 Greenways - Proposed fence plan 4.4.24 2'

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

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies 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)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

First Name

Surname

Reference

Date (must be pre-application submission)

I had my call returned by the Duty Planning Officer on 25/3 at 11.30am whom recommended that i apply for planning as part of my new fence was increasing above 2 meters. She advised that if i was replacing the whole of the existing fence at its existing height then i would not need a planning application however as some was proposed to increase above 2m she recommends that i apply. She checked the plans and could see that the ground level difference on the back and side of my house required the higher fence to retain the fence level of my neighbouring property. Approximately 60ft of the 153ft of new fencing will increase in height to 8ft from the existing fencing. The other 90ft of new fencing will be the same as its existing height. I was informed the make a Standard planning application.

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:

Number:

31

Suffix:

Address line 1:

Greenways

Address Line 2:

Town/City:

Abbots Langley

Postcode:

WD50EU

Date notice served (DD/MM/YYYY):

04/04/2024

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Mihir

Surname

Cholera

Declaration Date

04/04/2024

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

Mihir Cholera

Date

04/04/2024