


Planning Control

Development & Regeneration
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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

Anupam

Surname

Das

Company Name

Address

Address line 1

Hillcrest

Address line 2

Princess Road

Address line 3

Lostock

Town/City

Bolton

County

Country

United Kingdom

Postcode

BL64DS

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

Please understand that it was not our intention to break any rules or cause issues, our intention was to create a front fence that would be aesthetically pleasing, linking in with the surroundings, and fit in with the neighbours, all of whom either have high wall fences or high hedges. Examples of houses would be Pembroke, Inglenook and also more on the roads near by on Chorley New Road.

The fence was supposed to be put up next year but due to the unsafe conifers which were in its place, had to be done earlier for safety. We acknowledge that we were unaware that planning permission should have been sought first. The goal was first to plant new hedges to replace the conifers which were there and then in a year or so once these had grown to a height of around 2m undertake the 2m front fence which would have ensured that the grown hedges would screen the fences.

However, currently and over the last 15 months, there has been a situation on Princess Road which has had serious implications from a safety and security point of view. There have been multiple burglaries and an armed robbery which used Princess Road as an access point to Stokesby Gardens which is behind Princess Road. This is what has prompted us to be proactive and undertake the fence work earlier without allowing for the new hedges to screen off the fence.

Princess Road is a small road with zero traffic and no road congestion with just residents being able to drive in and out to their homes. Being a private road and without cut through also means only residents/friends/deliveries use the road.

The graduated fence was put up to replace the dead conifers which were causing significant issues to the road and to the house, and due to high winds, we have had multiple large dangerous branches falling into our house and onto the road and is unsafe.

As it is a graduated fence, we would like to propose to bring the fence to a top level of 2m high only both on the outside and in the inside. I have enclosed some photographs from when we first moved into the property in Jan 2018, and you can see the heights of the dangerous unsafe conifers with the mesh fence behind it almost supporting the conifers. From a neighbour's point of view, only one house (Ardwyn) can see the fence and they have no issue with the fence in place. The situation was in fact worse when the unsafe conifers were there as this had almost blocked out all their light.

The graduated fence would be 2m in height on both sides of the fence, featherboard towards the front and roof battens at the back. It would also be the same height as next doors hedge too. The plan is also for the new hedges to then screen the fence just like it was previously. The bed of shrubs and young trees in front of the house is of some substance, separating the fence from the footway with a distance of almost 2.56m. A person standing on the footway is such that a person could not touch the fence without entering the land belonging to the property.

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)

Has the work already been completed without consent?

Yes

No

If Yes, please state when the development or work was completed (date must be pre-application submission)

23/11/2023

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:

Featherboard fence Roof battens

Proposed materials and finishes:

Brown featherboard fence slats for outside the house Roof battens for inside the house

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

Will be an additional drawing in the evidence document attached.

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

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

Please see Existing Front with Plants

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

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

First Name

Surname

Declaration Date

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

Anupam Das

Date

19/04/2024

Amendments Summary

Added Drawn plans to scale of either 1:50 as well as the elevations of the proposed and existing works