



## 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

16

Suffix

Property Name

Address Line 1

Papworth Drive

Address Line 2

Crowland

Address Line 3

Lincolnshire

Town/city

Peterborough

Postcode

PE6 0DQ

Description of site location must be completed if postcode is not known:

Easting (x)

523721

Northing (y)

309477

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Wayne

Surname

Glenton

Company Name

### Address

Address line 1

16 Papworth Drive

Address line 2

Address line 3

Town/City

Crowland

County

Country

United Kingdom

Postcode

PE6 0DQ

Are you an agent acting on behalf of the applicant?

Yes  
 No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

Retrospective Planning Application Statement with Optional Future Plumbing

Description of Development:

This application seeks retrospective planning permission for a timber-framed outbuilding situated at the rear of the garden, as outlined in blue on the accompanying site plan. The structure measures approximately 4.7m by 2.7m, with an overall height of 2.85m.

Purpose and Use:

The outbuilding is intended for ancillary use to the main dwelling, serving primarily as a garden office to facilitate remote working and leisure activities associated with the residential property. It is currently connected to the main electrical supply.

Request for Optional Future Plumbing:

While there is no plumbing currently installed, this application includes a request for the option to add plumbing in the future. This is being requested at this time to provide flexibility for potential future needs. Should plumbing be added, it would be minimal and for ancillary use only, such as a small washbasin or toilet, and would comply with all relevant building regulations. This would ensure the continued use of the building as a garden office and would not constitute a separate dwelling unit.

Design and Impact Assessment:

The outbuilding includes a rear tinted window that faces a public space (a car park). Although there is a line of sight across the car park to a side living room window of the opposite residence, the window is tinted to maintain privacy and minimise overlooking. The design has been carefully considered to reduce any potential impact on neighbouring properties, and the distance across the car park further mitigates privacy concerns. The structure is modest in scale and complements the existing residential setting.

Justification for Retrospective Application:

The outbuilding was constructed without technical drawings and was built freehand to fit the available space and garden layout. As a result, the finished height is 2.85 metres, which exceeds the permitted development limit. This application seeks to regularise the development as it is outside the height restriction for permitted development.

Since the need for planning permission has arisen, it is practical to include the option for plumbing at this stage to avoid a separate application in the future should such a need arise. This approach is intended to provide long-term flexibility while maintaining the building's ancillary status to the main dwelling.

Conclusion:

This is a minor development that supports the residential use of the property without adversely impacting neighbouring properties or the character of the area. The design and siting have been carefully considered to maintain privacy and minimise visual impact. The request for optional plumbing is being made at this time for future flexibility, given that the need for planning permission has already arisen. Retrospective planning permission, including provision for potential plumbing installation, is therefore respectfully requested.

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)

01/07/2024

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)

31/07/2024

## Materials

Does the proposed development require any materials to be used externally?

Yes  
 No

## 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

## 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

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

Owner/Agricultural Tenant

<b>Name of Owner/Agricultural Tenant:</b> ***** REDACTED *****
<b>House name:</b>
<b>Number:</b> 16
<b>Suffix:</b>
<b>Address line 1:</b> 16 Papworth Drive
<b>Address Line 2:</b>
<b>Town/City:</b> Crowland
<b>Postcode:</b> PE6 0DQ
<b>Date notice served (DD/MM/YYYY):</b> 01/07/2024
<b>Person Family Name:</b>

Person Role

The Applicant  
 The Agent

Title

Mr

First Name

Wayne

Surname

Glenton

Declaration Date

21/02/2025

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

Wayne Glenton

Date

21/02/2025

Amendments Summary

Plan view with boundary dimensions, street name on site plan and flood risk assessment.