



## 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

53

Suffix

Property Name

The Old Vicarage

Address Line 1

Clough Road

Address Line 2

Gosberton Risegate

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE11 4JW

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

Easting (x)

520450

Northing (y)

329742

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Christopher

Surname

Johnson

Company Name

### Address

Address line 1

53 The Old Vicarage

Address line 2

Clough Road

Address line 3

Town/City

Gosberton Risegate

County

Country

United Kingdom

Postcode

PE11 4JW

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

The erection of a 2-bedroom standalone wooden construction granny annexe and a games room with a covered porch.

The annexe and the games room are both being provided by TUIN, a reputable company specialising in wooden buildings.

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:**

No existing materials new build

**Proposed materials and finishes:**

Annexe - to be used 70mm wood walls spruce Games room - to be used 70mm wood walls, spruce

**Type:**

Roof

**Existing materials and finishes:**

new build

**Proposed materials and finishes:**

Annexe - black straight roof shingles set on 28mm roof boards Games Room - black straight roof shingles set on 28mm roof boards

**Type:**

Windows

**Existing materials and finishes:**

New build

**Proposed materials and finishes:**

Annexe - white PVC double-glazed ISO glass Games room - wooden frames with ISO glass

**Type:**

Doors

**Existing materials and finishes:**

New Build

**Proposed materials and finishes:**

Annexe - white PVC door with double-glazed ISO glass Games Room - wooden door with window, ISO glass.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

blackthorne hedge

**Proposed materials and finishes:**

Existing boundary hedge to be removed and replaced with a wooden feather-edge closed board fence. This is to facilitate access (not required, work can be conducted without removing the hedge) and to ensure privacy when the build has been completed. All calculations (distances from the boundary) have been provided on the site plan based on distance from the new fenced boundary.

**Type:**

Lighting

**Existing materials and finishes:**

new build

**Proposed materials and finishes:**

Annexe - external lights at the entrance games room - external lights at the entrance for visibility and a light under the covered canopy area

Are you supplying additional information on submitted plans, drawings or a design and access statement?

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

attached is a plan of the trees covered by a current TPO.  
No work is required on the trees for the new buildings.

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

Access may be required through removal of existing blackthorn hedge. The hedge is to be removed as part of the works and replaced with a featheredge closed board boundary fence. The current hedge falls within my boundary and is currently fully maintained by myself.

## 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

Mr

First Name

Christopher

Surname

Johnson

Declaration Date

21/08/2025

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

Christopher JOhnson

Date

22/08/2025