



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	Chespool House
Address Line 1	Chesboule Lane
Address Line 2	Gosberton Risegate
Address Line 3	Lincolnshire
Town/city	Spalding
Postcode	PE11 4EU

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

Easting (x)	Northing (y)
521022	330304

Description

Applicant Details

Name/Company

Title

Mr

First name

Owen

Surname

Tyler

Company Name

Address

Address line 1

Chespool House

Address line 2

Chesboule Lane

Address line 3

Town/City

Gosberton Risegate

County

Country

United Kingdom

Postcode

Pe114eu

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

Construction of a Wooden Agricultural "Farmplus" Shed

The proposed works comprise the artisanal agricultural construction of a wooden cattle shed in keeping with the form and character of existing surrounding agricultural buildings. The building is a traditional agricultural shed from "Farmplus", a manufacturer of traditional wooden agricultural buildings. This design has been chosen to maintain an agricultural form rather than a domestic or residential pastiche construction, the design will integrate with the vernacular architecture of the Chespool site.

The building will be of traditional form, with a supported apex timber framework clad in vertical, treated, double-overlapped boarding. A timber swing personnel door (vertical PT&G treated) will be provided, together with a pair of vertical PT&G treated timber swing doors, measuring 3.00 m in width. On a concrete base.

The roof will be finished with box-section steel sheeting, coloured Terracotta (BS.04-C-39), and will incorporate two GRP rooflights designed to reflect the appearance of existing pantiles.

Reference: Farmplus – <https://www.farmplus.co.uk/>

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:

Proposed materials and finishes:

1. General Description • Construction of a wooden agricultural shed in traditional style. • Artisanal design to reflect the form and character of existing former agricultural buildings. 2. Structural Form • Supported apex timber framework. • Traditional construction method. 3. Wall Cladding • Vertical treated timber boarding. • Double-overlapped boarding for durability and weather resistance. 4. Doors • Personnel Door: Timber swing door, vertical PT&G treated. • Main Doors: Pair of timber swing doors, vertical PT&G treated, overall width 3.00 m. Please see attached plans

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

5. Roof • Box-section steel sheeting. • Colour: Terracotta (BS.04-C-39). • Rooflights: 2 No. GRP rooflights, styled to reflect existing sites roofing pantiles.

Type:

Other

Other (please specify):

Reference

Existing materials and finishes:

Proposed materials and finishes:

6. Reference • Farmplus – Supported Apex General Buildings: <https://www.farmplus.co.uk/general-buildings-supported-apex/#> Please also see attached plans for detail

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

Chespool House Proposed Timber Shed Site Plan 2 24 08 25.pdf
Chespool House Proposed Timber Shed Site Plan 1 24 08 25.pdf
Chespool House Proposed Timber Shed Elevations and plan 24 08 25.pdf
Chespool House Proposed Timber Shed Block Plan 24 08 25.pdf

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

Chespool House Proposed Timber Shed Tree Plan 24 08 25

Chespool House Proposed Timber Shed Location2

Chespool House Proposed Timber Shed Location

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

Owen

Surname

Tyler

Declaration Date

24/08/2025

☒ 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

Owen Tyler

Date

25/08/2025

Amendments Summary

Spelling correction and miner revision to text