SOUTH HOLLAND DISTRICT COUNCIL

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

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.

1. Site Address

Number	11
Suffix	
Property name	
Address line 1	North Parade
Address line 2	Holbeach
Address line 3	
Town/city	Spalding
Postcode	PE12 7AJ

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

Easting (x)	536471
Northing (y)	324925

Description

2. Applicant Details

Title	Mrs.
First name	Julia
Surname	Gilbertson Pires
Company name	
Address line 1	11 North Parade
Address line 2	Holbeach
Address line 3	Holbeach
Town/city	SPALDING
Country	United Kingdom

2. Applicant Details

Postcode	PE12 7AJ

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

8-metre single-storey extension from the rear of the detached property, along with the incorporation of the existing garage area to the side/rear of the property and incorporation of existing conservatory area, to be completed with a flat roof.

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)	03/09/2020

Has the work already been completed without consent? ○ Yes ◉ No

5. 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):

Walls	
Description of existing materials and finishes (optional):	Brickwork
Description of proposed materials and finishes:	Brickwork to the facing elevation, render to the sides and rear.

Roof	
Description of existing materials and finishes (optional):	Main building pitched roof with tiles, garage with corrugated sheet roof and conservatory with perspex roof
Description of proposed materials and finishes:	Flat roof with felt

Windows	
Description of existing materials and finishes (optional):	Ground floor rear of property single-glazed wooden windows, elsewhere within main building double-glazed uPVC windows
Description of proposed materials and finishes:	Double-glazed uPVC window, possible edition of skylight

5. Materials

Doors	
Description of existing materials and finishes (optional):	Conservatory with Aluminium frame single-glazed door to rear
Description of proposed materials and finishes:	Double-glazed uPVC French door to rear

Lighting	
Description of existing materials and finishes (optional):	Mains external lighting to the driveway
Description of proposed materials and finishes:	Replacement of external lighting to driveway plus an addition to the sidewalk with sensor-operational lighting

Are you supplying additional information on submitted plans, drawings or a design and access statement? ○ Yes ◉ No

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ○ Yes ◉ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ○ Yes ◉ No

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements? ○ Yes ◉ No

9. 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

10. 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	Mr
First name	
Surname	

10. Pre-application Advice

Reference

Date (Must be pre-application submission)

30/01/2020

Details of the pre-application advice received

On submission of Householder Enquiry Form we received Planning Advice via email from Joan on 30/01/2020. Following receipt of email from Mr David Grant on 25/02/20 which contained instructions as to how to proceed with a Planning Application, my husband, Roberto Pires and our builder Sandro Spinola (SSA & Sons) visited SHDC Planning Department in person on 16/03/20 to gain advice regarding whether in fact an application for planning permission was required as we believed this fell under Permitted Development rights. Having spoken to Greg in the Planning Department they were advised by him that if the pitched roof (original detailed within the Household Enquiry Form submitted on 20/01/20) was replaced with a flat roof and the height of the building be no more than 2.5m that that would remove the need to apply for planning permission. He then informed them that they should move on to contacting building control which they did. At no point was the need to apply for Approval mentioned or discussed and therefore we were unaware of the expectation that we would need to complete that in the first instance. We have followed the advice given and are keen to resolve this matter as soon as possible by submitted this application for Planning Permission.

11. 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.

○ Yes ◉ No

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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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: Mrs

First name: Julia

Surname: Gilbertson Pires

Declaration date (DD/MM/YYYY): 23/09/2020

☑ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☑

Date (cannot be pre-application): 23/09/2020