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	91
Suffix	
Property name	
Address line 1	Battlefields Lane South
Address line 2	Holbeach
Address line 3	
Town/city	Spalding
Postcode	PE12 7PG

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

Easting (x)	536838
Northing (y)	325446

Description

Three Bedroom House

2. Applicant Details

Title	Mr
First name	Mauro
Surname	Andreini
Company name	
Address line 1	91
Address line 2	Battlefields Lane South
Address line 3	Holbeach
Town/city	Spalding
Country	

2. Applicant Details

Postcode	PE12 7PG
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

PLANNING STATEMENT
ERECTION OF DETACHED DOUBLE GARAGE
91 Battlefields lane South, HolbeachPE12 7PG
PREPARED FOR: South Holland District Council
PREPARED BY: Mauro Andreini
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1.1 Introduction
This statement has been prepared in support of a householder planning application for the construction of a detached double garage at 91 Battlefields Lane South, Holbeach.
Pre-application advice was sought from a member of your department a few months ago and the principle of the construction was seen as acceptable, however, nothing was requested in writing.
The existing property and surrounding area, are of no specific architectural merit and the proposals have been designed to be entirely in keeping with the character of their setting.

1.2 THE PROPOSAL
Full planning permission is sought for the erection of a detached double garage.
Full design details of the scheme can be found in the supporting documentation supplied by Mauro Andreini. However, at this stage the following points are considered worthy of mention:
a.The proposed works would be entirely compatible with the character of the existing dwelling house and would feature a pitched roof design and external materials to match the existing.
b.The proposed garage would provide space for vehicular parking at the front end and for personal cinematographic equipment at the rear of the unit.
c.The proposed building aims to ensure not to have an adverse impact on neighbouring living conditions and it has been discussed with the immediate neighbourhood.

1.3 The statement should be read in conjunction with the following drawings and reports:
Location Plan
Existing Block Plan
Proposed Block Plan
Proposed Garage Plans & Elevations
Photographic Images of the site.

1.4 Conclusion
As can be seen from the attached images, the rear of the property has been left in moderately serious disrepair by the previous owners and we are aiming to remove all condemned sheds and small outbuilding to make room for a flourishing loan after the erection of the new garage.
For the reasons set out above it is clear that the scheme would result in a sustainable form of development that would sufficiently respect the character of the area and neighbouring living conditions.

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

5. Materials

Does the proposed development require any materials to be used? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	

5. Materials

Walls	
Description of proposed materials and finishes:	1) Bricks finish matching the existing building from the ground level up to 900mm of hight. 3) Timber cladding (shiplap) up to roof level.

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	4) Roofing tiles or similar to match the existing building

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Generic double glazed

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

Location Plan
Existing Block Plan
Proposed Block Plan
Proposed Garage Plans & Elevations
Photographic Images of the site.

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

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

The one boundary hedge is detailed in the attached plans.

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?

9. Site Visit

- ○ 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	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

27/08/2019

Details of the pre-application advice received

The gentleman was happy with the plans and only suggested the need for materials specification.
The roof structure drawings have since been added to the documentation.

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	Mr
First name	Mauro
Surname	Andreini
Declaration date (DD/MM/YYYY)	03/09/2019

12. Ownership Certificates and Agricultural Land Declaration

☑ 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)	03/09/2019