



## 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

147A

Suffix

Property Name

Address Line 1

Hawthorn Bank

Address Line 2

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE11 2UN

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

Easting (x)

523936

Northing (y)

321459

Description



Applicant Details

Name/Company

Title

Mr

First name

Carl

Surname

Boz

Company Name

Address

Address line 1

147

Address line 2

Hawthorn Bank

Address line 3

Town/City

Spalding

County

Country

Postcode

PE11 2UN

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

## Description of Proposed Works

Please describe the proposed works

Due to the new dwelling '147A Hawthorn Bank' being built approximately 300mm above existing neighbouring properties and most notably 147 Hawthorn Bank the finished floor height of the inside of the property is between 350 - 400mm above the finished floor heights of neighbouring properties. Currently the occupants of '147A' standing at various parts in the property all all elevations (north, south, east and west) can comfortable see into neighbouring properties rear gardens and also bedroom windows. The current fencing at the rear is currently at 6 foot and when standing at the windows and doors at the rear elevation occupiers can see into bedroom widows and the current fencing is level with the bottom of the window cills. Therefore to ensure privacy for all residents/occupiers it is intended to create a fence around 147A Hawthorn Bank that is at the permitted height of 2m where this will not create a privacy issue and in some areas a height of 2m plus an extra 300mm to take into the account the raised finished floor levels internally. Therefore it is my intention to install a fence that will vary between 2m and 2m 300m maximum in height around the south east and west elevations of the property in order to ensure and protect the privacy of all residents. The property borders 4 different properties/gardens and therefore it is intended to allow each resident their right to privacy in their own gardens as well as windows (which mostly are bedrooms). In particular the east and west elevations to 147A Hawthorn Bank will have the fence at the slightly higher level (2m 300mm) as there are bedroom windows on the west elevation and a large bifold door at the rear/right elevation. There is also this slightly higher fence due to the soil being retained on the property of 147A as to not impede onto neighbouring properties.

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)

05/02/2024

Has the work already been completed without consent?

- ☐ 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:**  
Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**  
Wooden fence/conifers/hedge

**Proposed materials and finishes:**  
Wooden featheredge fence

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

Appendix 1 - site plan

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

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

Conifers to the rear and hedge to the west elevation

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

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

☒ I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply 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 (as amended).

Parking

Will the proposed works affect existing car parking arrangements?

- ☐
- ☒
- Yes
- No

Do any of the above statements apply?

- ☐
- ☒
- Yes
- No

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.

# 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

Carl

Surname

Boz

Declaration Date

11/03/2024

☒ 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

Carl Boz

Date

12/03/2024