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	43
Suffix	A
Property name	
Address line 1	Cowbit Road
Address line 2	
Address line 3	
Town/city	Spalding
Postcode	PE11 2RQ

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

Easting (x)	524680
Northing (y)	321806

Description

2. Applicant Details

Title	
First name	James
Surname	Bowser
Company name	
Address line 1	43a
Address line 2	cowbit road
Address line 3	
Town/city	spalding
Country	

2. Applicant Details

Postcode	pe112rq

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:

I would like to build a new single garage with a small hobby room to the side of it.

It will be a wooden framed building approximatly 5.5m by 5.5m in size and 2.5m high. The building will stand alone next to my house.

I have designed it, so it is unobtrusive to my neighbours.

It will be very enviromentally friendly as I will use a large amount of polyurethane insulation in the floor, walls and ceiling, I will have large south facing windows and skylights. (See 3D picture)

Has the work already been started 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):	N/A
Description of proposed materials and finishes:	I intend to use Cedar as cladding

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Grey fibreglass roof matching my present garage.

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Grey Framed Double glazed window.

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Grey roller shutter door.

5. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	N/A as our property perimeter is already fenced.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Concrete floor which will have insulation within it.

Lighting	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	LED 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:

10. Pre-application Advice

Title

First name

Surname

Reference

Date (Must be pre-application submission)

01/12/2020

Details of the pre-application advice received

My friend who is an architect Andrew Oglesby had brief chat I believe with Clinton. It was fed back to me that I would not need building regs if the building is less than 30 square meters. Which it is.

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: James

Surname: Bowser

Declaration date (DD/MM/YYYY): 21/12/2020

☑ 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): 29/12/2020