

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	55
Suffix	
Property name	
Address line 1	Station Road
Address line 2	Surfleet
Address line 3	
Town/city	Spalding
Postcode	PE11 4DB

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

Easting (x)	525965
Northing (y)	328580

Description

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2. Applicant Details

Title	Mr
First name	Ali
Surname	Khalili
Company name	
Address line 1	74 Slades Drive
Address line 2	
Address line 3	
Town/city	Chislehurst, Kent
Country	United Kingdom

2. Applicant Details

Postcode

BR7 6JX

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:

Dear Sir/Madam,

I am in the process of purchasing the house at (55 Station Rd, Surfleet, PE11 4DB), which is at the moment in the hands of our solicitors to be processed. Note: I sent an application form online two days ago, but there was problem with my application and I received an email asking for more details, but since then I have decided to reduce the size of the building as well, so please kindly see below:

Once the purchase is complete, I would like if it is ok with your council to build a outbuilding (As a Workshop and to store my large motorhome inside it) in the back garden, the rear garden is very large and the total plot is about 0.6 Acre, so there is plenty of space in the rear garden to a put this building on there on the left hand side, close to the end of the garden just before the river and facing forward towards the house, but on one side only.

Workshop-Outbuilding size: L: 12M X W: 7M X H: 4M (4m is the Highest Point in the centre of the roof) , Roof Pitch: 20 , 1 X Roller Shuter at front: W: 3.5m X H: 3.5 or twin barn doors and a secure access side door on the right hand side.

1.To Build the side walls with block work, with a correct and adequate foundation, then galvanised steel insulated cladding for roof.

2.To make the correct foundation, then build all the side walls with block work, then put a pitched roof on it, the top of the roof will be insulated steel cladding or roof tiles, which ever one is accepted by your council.

The measurements mentioned above would be ideal for our use, as I can easily store my large motorhome inside it, plus have a space to store garden tools and loan mover, also to use it as a work shop.

Thank you for your time looking into this for me and look forward to hearing from you.

Yours sincerely

Mr. Ali R Khalili

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):	All the side walls will be built with block work and then rendered from outside to make it look good and presentable.
Description of proposed materials and finishes:	Block Built and then fully rendered from outside

Roof

Description of existing materials and finishes (optional):	Roof will have a steel insulated cladding or roof tiles, it will be Olive Green steel cladding or brown roof tiles same as the main hosue.
Description of proposed materials and finishes:	Steel insulated cladding or roof tiles.

Windows

Description of existing materials and finishes (optional):	3 windows , 2 windows to the right hand side wall and one to the rear end wall. Windows will be white PVC.
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5. Materials

Description of proposed materials and finishes:	Double glazed PVC windows
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Doors

Description of existing materials and finishes (optional):	Front wall will have a Roller Shutter or twin barn doors.
Description of proposed materials and finishes:	Roller shutter or a steel barn doors

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):	The wooden fences are already in place and in very good condition so we will not be touching them at all, and outside the workshop walls we will have some stone slabs set on the floor about two slabs width.
Description of proposed materials and finishes:	Wooden fences are there already and in good condition and will be using stone slabs around the walls.

Vehicle access and hard standing

Description of existing materials and finishes (optional):	There is a main gate from the road side to the house, enter the gate is the drive all the way to the garage.
Description of proposed materials and finishes:	The drive has gravel all the way from the main entrance gate all the way to the existing garage.

Lighting

Description of existing materials and finishes (optional):	The roof of the workshop will be some LED lights and a few power sockets
Description of proposed materials and finishes:	LED roof lights and a few power sockets.

Other Insulations

Description of existing materials and finishes (optional):	There will be insulations used for all the walls and the roof to keep inside the workshop warm.
Description of proposed materials and finishes:	Insulation material

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

Please see the changes I have made to this application, where for the roof I have mentioned two difference materials, one is steel insulated cladding and alternative is a insulated tiled roof, also I have reduced the size of the building from L: 12m X W: 8m X H: 5.5m changed to: L: 12m X W: 7m X H: 4m and the walls will build with block work and then fully rendered from outside to make it look presentable and good.

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:

There is one tree which is already half dead, which is almost dried up and dying which needs to be cut down, other than that there was some house plants near the fence most of which don't need to be touched, as they will not be effecting the building work.

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

6. Trees and Hedges

If Yes, please show on your 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:

Only one tree needs to be cut down, as it is almost dead and it is not safe to be there, so it needs to be cut down, but nothing else needs to be touched.

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	MS
First name	
Surname	
Reference	PE-00451-21

Date (Must be pre-application submission)

26/11/2021

Details of the pre-application advice received

PLANNING: PRE-APPLICATION ADVICE

I write in response to your pre-application enquiry and apologise for the delay in responding. I understand you are proposing an outbuilding/workshop in the rear garden of no.55 Station Road, Surfleet for storage of a motorhome and garden equipment. Two different sized buildings are proposed on the submitted details, both standing at 5.5 metres in overall height.

The height of the proposed building exceeds the permitted development allowances therefore planning permission would be required for the proposed structure.

Subject to the proposed outbuilding being incidental to the enjoyment of the main dwellinghouse on the site, the proposed scheme could be supported should a formal application be submitted.

Should you wish to apply for planning permission the following details would be required with any formal submission:

- A Householder Application form
- One copy of an up to date 1:2500 / 1:1250 site location plan with the application site edged in red and any other land owned outlined in blue,
- One copy of 1:500 / 1:200 block plan with the application site edged in red and any other land owned outlined in blue. The north arrow must be shown and the plan should indicate all relevant details including all buildings, hard surface areas, walls and fences, as well as distances to adjacent boundaries from the proposed development.
- One copy of 1:100 / 1:50 proposed elevation / floor plans, or where applicable, annotated photographs with dimensions written on the plans.
- £206 fee.

10. Pre-application Advice

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin
DC Officers
01775 764725
01775 764703
planningadvice@sholland.gov.uk
www.sholland.gov.uk
Winkworth Plc
5a High Street, Market Deeping
PE6 8ED
12th November 2021
Dear Sir/Madam

Reference: PE-00451-21 Case Officer: Sundas Shaban
Location: 55 Station Road Surfleet Spalding

Proposal: Proposed outbuilding.
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Before submitting an application, please ensure you are submitting:

- the correct fee,
- a fully completed form with appropriate certificates signed and dated at the back of the form,
- all plans to be titled and sequentially numbered,
- all plans showing correct and accurate scale.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

Sundas Shaban, Planning Officer

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 B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

12. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	55
Suffix	
House Name	
Address line 1	Station Road
Address line 2	
Town/city	Surfleet, Spalding
Postcode	PE11 4DB
Date notice served (DD/MM/YYYY)	14/11/2021

Person role

☒ The applicant

☐ The agent

Title	Mr
First name	Ali R
Surname	Khalili
Declaration date (DD/MM/YYYY)	19/11/2021

☒ 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)	19/11/2021
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