SOUTH HOLLAND DISTRICT COUNCIL

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

Suffix

Property Name

Stokes House

Address Line 1

South Eau Bank

Address Line 2

Throckenholt

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE12 0QW

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

Easting (x)

535902

Northing (y)

309566

Description

Applicant Details

Name/Company

Title

Ms

First name

Tilly

Surname

Tarkanyi

Company Name

Address

Address line 1

Stokes House

Address line 2

South-Eau Bank

Address line 3

Town/City

Throckenholt

County

Country

United Kingdom

Postcode

PE12 0QW

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

The proposed enclosed, brick porch would be 3,5m x 1,5m in size to allow enough space for the same size new front door (950mm) to open and close, and for my dogs to come in safely before entering through the second front door of the house. The porch would match the existing house in brick colour as closely as possible with an apex roof covered in slate tiles like the main building. The front of the porch would have exposed beams as per the photos. The porch will have two double-glazed windows on either side of the front door that will allow light into the hallway. The new door will be a composite one, the same colour (red) as the existing front door. The walls of the porch will have two layers of brick with a cavity in between that will be insulated as per building regulations with an overall thickness of 250mm. The base of the porch will contain a soak-away covered in gravel to help any water build up as the house is lower than the main road which has resulted in regular flooding through the current front door. The proposed height of the porch, where the pitch of the roof will be is 3200mm beneath the existing upstairs window. The porch will have its own gutter system that will move the water away from the house into the rose garden.

The building works have been contracted to a local family-run company (Superseal) subject to permission from the Local Authority.

The need for this enclosed porch is great as the current front door allows both water and wind to come through. This small space would insulate the hallway better, stop the water from the road entering the hallway and provide extra security for our family as the road is extremely busy and cars charge around rather fast. The steps leading to the road will remain untouched providing enough space for us to come in and out of our home.

Has the work already been started without consent?

- ◯ Yes
- ⊘ No

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)

Type:
Walls

Existing materials and finishes:
The current walls of the house are made of solid bricks without a cavity. The existing wall will benefit from further protection from the elements and that in turn, would help extend its lifespan.

Proposed materials and finishes:
The proposed porch will be built from bricks (with a matched colour to the existing brick word as much as possible). The extension would have the standard, 2x75mm brick walls with an insulation cavity (100mm) in between with PUR sheets.

Type:
Windows

Existing materials and finishes:
The current front door has a single glazed glass above it that allows light into our hallway.

Proposed materials and finishes:
The proposed porch would have two double-glazed windows on either side of the front door to allow natural light into our hallway. The windows will be 600x1050mm and openable to allow fresh air into the room. They will be white like the existing windows on the house with a design pattern called "Chantilly" textured glass that provides level 2 privacy (low obscuration) with fine-line floral and leaf details.

Type:
Doors

Existing materials and finishes:
The current front door is a very old and unsafe solid wood door (950mm) that changes its shape as the weather conditions change. It is red in colour and will be kept as it is to provide an extra layer of security. It has white frames with black accessories on it.

Proposed materials and finishes:
The new front door will be the same in colour and size, red with a white frame around it and black accessories on it. The new front door will be more secure as it will be a composite door with multiple locks. The style will be "Traditional - Meteor" which has ovolo beaded glazing cassettes with traditional inverted moulding door leaf. The two top cassettes will have triple-glazed obscured glass (design name: Infinity) for some privacy.

Type:
Roof

Existing materials and finishes:
The existing house has old, traditional slate tiles on top.

Proposed materials and finishes:
The roof of the porch will have an apex shape with exposed beams on the front and slate tiles on top that match the existing house.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

◯ 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

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

Parking

Will the proposed works affect existing car parking arrangements?

◯ 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).

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.

Do any of the above statements apply?

◯ Yes
⊘ No

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

Ms

First Name

T.

Surname

Tarkanyi

Declaration Date

02/03/2024

☑ 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

Tilly Tarkanyi

Date

17/03/2024