

Development Management

Welwyn Hatfield Borough Council

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**WELWYN
HATFIELD**

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	<input type="text" value="6"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Bluebell Way"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hatfield"/>
Postcode	<input type="text" value="AL10 9FJ"/>

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

Easting (x)	<input type="text" value="521820"/>
Northing (y)	<input type="text" value="210159"/>

Description

2. Applicant Details

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Gill"/>
Surname	<input type="text" value="Burnett"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="6"/>
Address line 2	<input type="text" value="Bluebell Way"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="HATFIELD"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	AL10 9FJ
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:

Bicycle shed installation for the purposes of myself and tenants to use our bicycles in and around the area as much as possible. The property does not benefit from rear, nor side access...It is not practical for us all to be bringing bicycles through the house to the rear at all times of the day and night.

The purpose of the shed is:-

- 1) To secure bicycles at the front of the house
- 2) To ensure that my lodgers, where possible, do not take up valuable and limited parking spaces on the road leaving space for my neighbours.
- 3) To cut down on our carbon footprint in the area (I believe strongly that we should all be doing everything to facilitate cycle to work and leisure wherever possible).
- 4) The shed size and location maintains the space for 2 vehicles to park on the driveway.

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)

27/02/2019

Has the work already been completed without consent? Yes No

If Yes, please state when the development or work was completed (date must be pre-application submission)

22/03/2019

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):	Wooden 12mm T&G ship lap cladding shed, 2050mm wide x 850mm depth. 1704mm tall at back pitched forwards to 1530mm at the front. Front contains double doors for easy removal of bicycles. Painted good quality long lasting white in keeping with the door and window frames of the house.
Description of proposed materials and finishes:	None, retrospective application.

5. Materials

Roof	
Description of existing materials and finishes (optional):	Felt roof, with battening on all sides
Description of proposed materials and finishes:	None, retrospective application

Other type of material (e.g. guttering) Flooring/base	
Description of existing materials and finishes (optional):	weighted down with cement blocks flooring to prevent movement in high winds.
Description of proposed materials and finishes:	None, retrospective application

Windows	
Description of existing materials and finishes (optional):	NA
Description of proposed materials and finishes:	NA

Doors	
Description of existing materials and finishes (optional):	Wooden 12mm T&G ship lap cladding shed, Lock, handle, latch and hinges in black.
Description of proposed materials and finishes:	None, retrospective application

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	NA
Description of proposed materials and finishes:	NA

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Block paving pre-existing shed, still holds two cars as per photograph.
Description of proposed materials and finishes:	None, retrospective application

Lighting	
Description of existing materials and finishes (optional):	NA
Description of proposed materials and finishes:	NA

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

- 1) Location Of Property
- 2) Drawing of to scale aerial view of shed and drive:- IMAG0752_1.jpg
- 3) Drawings of shed:- IMAG0751_1.jpg
- 4) Photos of shed from all angles.
- 5) Letter from neighbours adjoining the property.

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:

Referenced a conifer bush on IMAG0752_1.jpg

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

If Yes, please describe:

This bicycle shed demonstrates my desire to offer HMO accommodation in the area that attracts tenants who wish to cycle to work.. therefore ensuring no cars from the property are parked on the public road overnight.

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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Visited the Council offices the same day I got a call from them to say that someone had sent photo and a complaint. (This cannot be my immediate neighbours as I ask their permission first. Not knowing that I would need permission...I looked it up and only saw the bit about temporary structures under a certain height were ok...so was a little shocked to find this was not the case. Left my details at the council offices on 13th March 2019. Got a call back to advice on 14th March 2019 with reference to what to do about the situation. Explained i'm a live in landlady in my one and only HMO property, also what i'm trying to provide for my lodgers and to ease the parking in the road and reduce carbon emissions...Got advice on how to apply retrospectively and how much it would cost to apply for a bicycle shed planning permission (which was a bit of a shock!!) But I feel strongly enough that it is the right thing to do for the area and the environment that I am willing to pay for the planning permission.

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

First name

Surname

Declaration date (DD/MM/YYYY)

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)