## **Development Management**

## Welwyn Hatfield Borough Council

The Campus, Welwyn Garden City, Herts AL8 6AE

T: 01707 357000 F: 01707 357255 E: planning@welhat.gov.uk www.welhat.gov.uk



## Application for Planning Permission. 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. Applicant N	ame, Address and Contact Details			
Title: Mr	First Name: Moe		Surname:	Harissa
Company name:	n/a	]		
Street address:	8, Hill Rise	]		
	Cuffley	Telephone numbe	er:	
		Mobile number:		
Town/City:	POTTERS BAR	Fax number:		
Country:		Email address:		
Postcode:	EN6 4EE			
Are you an agent	acting on behalf of the applicant?	Yes     No	0	
2. Agent Name	e, Address and Contact Details			
Title: Mr	First Name: Amir		Surname:	Faizollahi
Company name:		]		
Street address:	6	]		
	Bournwell Close	Telephone numbe	er: 0793	9666006
		Mobile number:	0793	9666006
Town/City:	Hadley Wood	Fax number:		
Country:	United Kingdom	Email address:		
Postcode:	EN4 0JX	info@myadl.co.u	k	
3. Description	of the Proposal			
Please describe t	ne proposed development including any change of u	Se.		
	sting bungalow and erection of a 3 storey 5 bedroom		n a raised pa	atio.
Has the building,	work or change of use already started?	es 💿 No		

4. Site Addres	ss Details		
Full postal addre	ss of the site (including full postcode w	where available) Description:	
House:	8 Suffix:		
House name:			
Street address:	Hill Rise		
	Cuffley		
Town/City:	POTTERS BAR		
Postcode:	EN6 4EE		
	cation or a grid reference eted if postcode is not known):		
Easting:	530182		
Northing:	203176		
5. Pre-applica	ntion Advice		
Has assistance o	or prior advice been sought from the lo	cal authority about this application?	○ Yes    No
6. Pedestrian	and Vehicle Access, Roads a	nd Rights of Way	
Is a new or alter	ed vehicle access proposed to or from	the public highway?	
Is a new or altere	ed pedestrian access proposed to or fro	om the public highway?	
Are there any ne	w public roads to be provided within th	e site?	
Are there any ne	w public rights of way to be provided w	vithin or adjacent to the site?	
Do the proposals	s require any diversions/extinguishmen	ts and/or creation of rights of way?	
7. Waste Stor	age and Collection		
Do the plans inc	orporate areas to store and aid the coll	ection of waste?	
Have arrangeme	ents been made for the separate storag	e and collection of recyclable waste?	<ul><li>Yes</li><li>No</li></ul>
If Yes, please pr			
recycling wheeli	e bins		
8. Authority E	Employee/Member		
(a) a m (b) an e (c) rela	he Authority, I am: ember of staff elected member ted to a member of staff ted to an elected member	Do any of these statements apply to you?	☐ Yes ● No

9. Materials									
Please state what m	aterials (including	type, colour and name) are to be used	externally (if applie	cable):					
Roof - description:									
Description of existing Roof Tiles	ng materials and fir	nishes:							
Description of <i>propo</i>	sed materials and	finishes:							
Plain roof Tiles									
Walls - description Description of <i>existir</i>		nishas:							
Facing Brickwork ar		1131163.							
Description of <i>propo</i>		finishes:							
Facing Brickwork									
Windows - descript Description of <i>existir</i>		nishes:							
uPVC							$\overline{}$		
Description of <i>propo</i>	sed materials and	finishes:							
uPVC									
Are you supplying a	dditional informatio	n on submitted plan(s)/drawing(s)/des	ign and access sta	tement?	Yes	<ul><li>No</li></ul>			
I0. Vehicle Park	ina								
	J								
Please provide infor	mation on the exist	ting and proposed number of on-site particles	1						
Type of v	vehicle	Existing number of spaces		d (including spaces ained)	D	ifference in spaces			
Cai	rs	3		3	0				
I1 Foul Sowage									
I1. Foul Sewage	•								
Please state how fo	ul sewage is to be	disposed of:							
Mains sewer	✓	Package treatment plant		Unknown					
				Other					
Septic tank		Cess pit		Other					
Are you proposing to	connect to the ex	isting drainage system?	Yes <a> No</a>	Unknown					
I2. Assessment	of Flood Pick								
iz. Assessinein	OI I IOOU NISK								
Is the site within an a	area at risk of flood	ling? (Refer to the Environment Agenc	y's Flood Map sho	wing					
flood zones 2 and 3 requirements for info		onment Agency standing advice and yo	our local planning a	uthority					
roquironnonto for line	ormanori do ricoco				Yes	No			
If Yes, you will need	to submit an appro	opriate flood risk assessment to consid	ler the risk to the p	roposed site.					
ls your proposal with	nin 20 metres of a	watercourse (e.g. river, stream or beck	)?		Yes	No			
Will the proposal inc			,		Yes	No			
How will surface wa	iter be disposed of	?							
Sustainable dra	•	.  Main sewer		Pond/lake					
_				· onditatio					
Soakaway		Existing watercourse							

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation teatures may be present or nearby and without present to be affected by your proposals. Having referred to the guisance notes, is mere a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site. 3) Protected and priority species  4) Yes, on land adjacent to or near the proposed development  5) Designated sites, important hobitals or other biodiversity frautures  4) Yes, on land adjacent to or near the proposed development  6) No  14. Existing Use  Please describe the current use of the site:  5 Early Declains  15 the site current you cant?  16 Yes  No  17 Yes  No  18 No  18 Proposed use that would be particularly vulnerable to the presence of contamination?  19 Yes  No  19 Yes  No  15. Trees and Hedges  Are there trees or hedges on the proposed development site?  Are there trees or hedges on the proposed development site?  Are there trees or hedges on the proposed development site?  Are there trees or hedges on the proposed development site?  Are there trees or hedges on the proposed development site?  Are there trees or hedges on the proposed development site?  Are there trees or hedges on the proposed development site?  Are there trees or hedges on the proposed development site?  16. Tree Effluent  17. Residential Units  18. Does your proposal include the gain or loss of residential units?  18. September of the site o	13. Biodiversity and	Geolog	ical C	onser	vation									
application site. OR on land adjacent to or near the application site:  a) Protected and priority species  Ves. on the development site  Ves. on land adjacent to or near the proposed development  No  Designated alies, important habitats or other biodiversity features  Ves. on land adjacent to or near the proposed development  No  No  14. Existing Use  Please describe the current use of the site:  Please describe the current use of the following?  If yes, you will need to sitemat an appropriate contamination assessment with your application.  Land which is known to be contaminated?  A proposed use that would be particularly vulnerable to the presence of contamination?  Yes No  No  15. Trees and Hedges  Are there trees or hedges on the proposed development site?  Andor: Are there trees or hedges on land adjacent to the proposed development alier and proposed development of the site of the si														
Yes, on the development site														
b) Designated sites, important habitats or other biodiversity features  Yes, on the development site Yes, on land adjacent to or near the proposed development No  14. Existing Use Please describe the current use of the site:	a) Protected and priority sp	pecies												
Yes, on land adjacent to or near the proposed development   No c) Features of geological conservation importance Yes, on the development site Yes, on the development site Yes, on the development site No  14. Existing Use  Please describe the current use of the site:    Family Dwelling	<ul><li>Yes, on the developm</li></ul>	nent site				Q Y	es, on land adj	acent to or near	the propos	sed deve	elopmen	t	•	No
c) Features of geological conservation importance  Yes, on land adjacent to or near the proposed development  No  14. Existing Use  Please describe the current use of the site:    Earnity Dwelling	b) Designated sites, impor	tant habi	tats or o	other bid	odiversit	y featur	es							
14. Existing Use Please describe the current use of the site:	<ul><li>Yes, on the developm</li></ul>	nent site				Q \	es, on land adj	acent to or near	the propo	sed deve	elopmen	t	•	No
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Please describe the current use of the site:    Family Dwelling	<ul><li>Yes, on the developm</li></ul>	nent site				Q Y	es, on land adj	acent to or near	the propo	sed deve	elopmen	t	•	No
Please describe the current use of the site:    Family Dwelling	14. Existing Use													
Earnily Dwelling   Is the site currently vacant?	]													
Is the site currently vacant?  Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination assessment with your application.  Land which is known to be contaminated?  Land which is known to be contaminated?  A proposed use that would be particularly vulnerable to the site?  A proposed use that would be particularly vulnerable to the presence of contamination?  15. Trees and Hedges  Are there trees or hedges on the proposed development site?  And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the evelopment or might be improvant as part of the local landscape character?  If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying pian should be submitted allongisde your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.  16. Trade Effluent  Does the proposal involve the need to dispose of trade effluents or waste?  17. Residential Units  Does your proposal involve the need to dispose of trade effluents or waste?  18. Market Housing - Proposed    Market Housing - Proposed   Number of bedrooms		nt use of	the site	:										
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Land where contamination is suspected for all or part of the site?  A proposed use that would be particularly vulnerable to the presence of contamination?  15. Trees and Hedges  Are there trees or hedges on the proposed development site?  And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BSS837: Trees in relation to design, demolition and construction - Recommendations'.  16. Trade Effluent  Does the proposal involve the need to dispose of trade effluents or waste?  Yes No  No  Market Housing - Proposed  Number of bedrooms  1 2 3 4+ Unknown  Bedsits/Studios  Cluster Flats  Cluster Flats  Cluster Flats					aminatio	n asses	sment with you	r application.						
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Does the proposal involve the need to dispose of trade effluents or waste?  17. Residential Units  Does your proposal include the gain or loss of residential units?  Market Housing - Proposed  Number of bedrooms  Number of bedrooms  1 2 3 4+ Unknown  Bedsits/Studios  Cluster Flats  Number of bedrooms  Cluster Flats  Cluster Flats	If Yes to either or both of the above, you <u>may</u> need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website													
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Does your proposal include the gain or loss of residential units?    Market Housing - Proposed   Market Housing - Existing	Does the proposal involve	the need	I to disp	oose of	trade eff	luents o	r waste?				(	Yes	<ul><li>N</li></ul>	No
Does your proposal include the gain or loss of residential units?    Market Housing - Proposed   Market Housing - Existing														
Market Housing - Proposed           Number of bedrooms           1         2         3         4+         Unknown           Bedsits/Studios         Bedsits/Studios         Bedsits/Studios         Cluster Flats         Cluster Flats         Cluster Flats	17. Residential Units													
Number of bedrooms           1         2         3         4+         Unknown           Bedsits/Studios         Bedsits/Studios         Bedsits/Studios         Cluster Flats         Cluster Flats         Cluster Flats         Cluster Flats	Does your proposal includ	e the gai	n or los	s of res	idential ι	units?					9	Yes	Q N	No
Number of bedrooms           1         2         3         4+         Unknown           Bedsits/Studios         Bedsits/Studios         Bedsits/Studios         Cluster Flats         Cluster Flats         Cluster Flats         Cluster Flats	Market Housing - Proposed							Market Housing	ı - Existing					
Bedsits/Studios  Cluster Flats  Bedsits/Studios  Cluster Flats			Num	ber of be	drooms						Num	ber of be	edrooms	
Cluster Flats Cluster Flats	Padaita/Chi.diaa	1	2	3	4+	Unknow	n	Padaita/Ot!!-		1	2	3	4+	Unknown
							-							
									S					

Market Housing - Proposed	l		_			Market Housing - Existing	9				
		Nun	nber of be	drooms				Num	ber of be	drooms	
	1	2	3	4+	Unknown		1	2	3	4+	Unknow
Houses	0	0	0	0	1	Houses	0	0	1	0	0
Live-Work Units						Live-Work Units					
Sheltered Housing						Sheltered Housing					
Unknown						Unknown					
Proposed Market Housing To	tal	ĭ	1			Existing Market Housing To	otal	•	1		
Social Rented Housing - Pr	oposed					Social Rented Housing -	Existing				
		Nun	nber of be	drooms				Num	ber of be	drooms	
	1	2	3	4+	Unknown		1	2	3	4+	Unknow
Bedsits/Studios						Bedsits/Studios					
Cluster Flats						Cluster Flats					
Flats/Maisonettes						Flats/Maisonettes					
Houses						Houses					
Live-Work Units						Live-Work Units					
Sheltered Housing						Sheltered Housing					1
Unknown						Unknown					
Proposed Social Housing Tot  Intermediate Housing - Pro						Existing Social Housing To  Intermediate Housing - E					
		Nun	nber of be	drooms				Num	ber of be	drooms	
	1	2	3	4+	Unknown		1	2	3	4+	Unknow
Bedsits/Studios						Bedsits/Studios					
Cluster Flats						Cluster Flats					
Flats/Maisonettes						Flats/Maisonettes					
Houses						Houses					
Live-Work Units						Live-Work Units					
Sheltered Housing						Sheltered Housing					
Unknown						Unknown					
Proposed Intermediate Housi  Key Worker Housing - Prop						Existing Intermediate Hous  Key Worker Housing - Ex					
ney Worker Housing - Frop	Joseu	Nun	nber of be	drooms		Rey Worker Housing - Lx	isting	Nur	ber of be	drooms	_
	1	2	3	4+	Unknown		1	2	3	4+	Unknowi
Bedsits/Studios	'		"		GIRAIOWII	Bedsits/Studios	+ '		<u> </u>	+	CHRIDWI
Cluster Flats					+	Cluster Flats					-
					+		+				-
Flats/Maisonettes					+	Flats/Maisonettes	-				
Houses					+	Houses	-	-			
Live-Work Units				-	<del>                                     </del>	Live-Work Units	-	-			-
Sheltered Housing					<del>                                     </del>	Sheltered Housing	-				-
Unknown						Unknown					
Proposed Key Worker Housin					]	Existing Key Worker Housi	ng Total				
otal proposed residentia	l units	1									
	units	1									
otal existing residential of											
otal existing residential											
-	Jones -	nt. N	n'	dent	d Elegrana						
3. All Types of Deve	elopme	ent: No	on-resi	dentia	al Floorspace						

19. Employment								
No Employment details	were submit	ted for this applicatio	n					
00 Haves of Oncor								
20. Hours of Openi	ng							
No Hours of Opening de	etails were s	ubmitted for this appl	ication					
21. Site Area								
What is the site area?		850.00	sq.metres					
22. Industrial or Co	mmercia	l Processes and	Machinery					
Please describe the act Please include the type NA				ne site and the	e end produ	ucts including	plant, ventilation or air co	nditioning.
ls the proposal for a wa	ste manage	ment development?		◯ Yes 🤄	. No			
If this is a landfill applic make clear what inform			her information before	e your applica	ation can be	e determined	. Your waste planning autl	hority should
22 Hamandayıa Çırk	-1							
23. Hazardous Sub	stances							
ls any hazardous waste	involved in	the proposal?		◯ Yes 🤄	No No			
A. Toxic substances							Amount held on site	
								Tonne(s)
B. Highly reactive/exp	olosive sub	stances					Amount held on site	
3 , 1 1 1 1								Tonne(s)
C. Flammable substa	nces (unles	s specifically name	d in parts A and B)				Amount held on site	
								Tonne(s)
24. Site Visit								
Can the site be seen fro	om a public i	oad, public footpath,	bridleway or other pu	ublic land?		Yes	○ No	
If the planning authority	needs to m	ake an appointment t	to carry out a site visit	t, whom shou	ld they con	tact? (Please	select only one)	
The agent	The applica	ant Q Other p	erson					
25. Certificates (Ce	ertificate A	A)						
			Certificate of Owner					
I certify/The applicant certifreehold interest or leaseh	fies that on th old interest w	e day 21 days before th	o run) of any part of the l	n nobody excer land to which th	ot myself/the ne application	applicant was n relates, and t	the owner (owner is a person that none of the land to which	the application
	agricultural horst name:	olding <i>("agricultural hold</i> Amir	ling" has the meaning giv		e to the defi Surname:	Faizollahi	ultural tenant" in section 65(8	) of the Act).
1 I		1		1		1		I

25. Certificates (Certificate A)										
Person role:	AGENT	Declaration date:	05/02/2018			Declaration made				
26. 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										