



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	1
Suffix	
Property name	Roselea
Address line 1	Badnall Close
Address line 2	
Address line 3	
Town/city	Leek
Postcode	ST13 8HB
Description of site location must be completed if postcode is not known:	
Easting (x)	397965
Northing (y)	356863
Description	

2. Applicant Details

Title	Ms
First name	Sarah-Jane
Surname	Walmsley
Company name	
Address line 1	1 Badnall Close
Address line 2	
Address line 3	
Town/city	Leek
Country	United Kingdom

2. Applicant Details

Postcode

ST138HB

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:

Creation of foundation and access for proposed double garage (PD/2019/0033). This has involved the clearing of shrubs and trees, excavation of soil and demolition of a section of brick wall creating the boundary between I Badnall Close and the land adjacent (owned by me). The amount of soil excavated has been exacerbated by the addition of 18" of soil to the ground levels in the garden by a previous occupant of the property. This was identified after a CCTV survey requested by Severn Trent as part of obtaining permissions to build over/near a communal sewer. This survey identified a hitherto unidentified sewer chamber with manhole in the garden in the area approximate to the proposed access ramp from the driveway. This was found and excavated (see attached photo) and is now standing proud. It will be lowered to fit flush into the tarmac of the ramp. A separate boundary fence with 8' foot concrete posts and gravel boards has been built to avoid any impact on the existing boundary fence between no's 1 and 3 Badnall Close. A 8" base layer of aggregate has been laid and consolidated with a whacker plate. The original garden of I Badnall Close sloped downwards from the back of the brick shed to the rear fence, with a levelled patio on one side and steps from this down to the lower level. We have retained and boxed in with treated sleepers and concreted posts aprox 8' of garden at the rear of the brick shed adding in some of the dug out soil to create a level surface. I x ornamental tree by the patio has been retained and an additional smaller triangular bed created in front of the patio with with treated sleepers and concreted posts. The temporary graveled access slope has sleepers installed on either side with concreted posts to retain the gravel until it is finished off after the build.

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)

09/01/2021

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)

27/02/2021

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):

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	8ft concrete posts and gravel boards Pretreated timber sleepers and upright posts Timber creosoted to dark finish
Description of proposed materials and finishes:	Already completed

5. Materials

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Aprox 30-35 tonnes of gravel aggregate added

Description of proposed materials and finishes:

Already in situ

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

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:

These were small ornamental trees eg 1 x crab apple, 1 x plum tree and 1 x acer and have already been removed

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

PD/2019/0033

Date (Must be pre-application submission)

10. Pre-application Advice

23/03/2021

Details of the pre-application advice received

After discussion with my manager this morning, the issue was raised regarding the amount of excavation required to make the ground level to build the garage on. Excavation of this degree is considered as engineering works, which require planning permission. Therefore, I am really sorry to say that you will be required to submit a retrospective planning application in relation to the excavation works carried out to level off the ground for the proposed garage.

Like I said in my householder planning enquiry response, planning permission is not required for the proposed garage submitted in the amended plans. However, the excavation works required to be able to build the proposed garage are what unfortunately required planning permission.

I sincerely apologise for the delay again and any inconvenience which this has caused. Moving forward, I will do all that I can to help with the retrospective planning application.

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)