# Householder Application for Planning Permission for Works or Extension to a Dwelling and for Relevant Demolition of an Unlisted Building in a Conservation Area

## Town and Country Planning Act 1990 (as amended)

Huntingdonshire https://www.huntingdonshire.gov.uk/planning

### Publication of applications on planning authority website

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".

Address Line 1

47A Ackerman Street

Address Line 2

-

Address Line 3

-

Town/City

Eaton Socon

County

Cambridgeshire

Postcode

PE19 8HR

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

Easting (x)

517240

Northing (y)

258701

Description of site location

-

# Applicant Details

## Name/Company

Title

Mr & Ms

First Name

-

Surname

Kent & Just

Company Name

-

## Address

Address Line 1

47A Ackerman Street

Address Line 2

-

Address Line 3

-

Town/City

Eaton Socon

County

Cambridgeshire

Country

-

Postcode

PE19 8HR

## Are you an agent acting on behalf of the applicant?

◯ Yes

⊘ No

### Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

# Description of Proposed Works

Please describe the proposed works

Single-storey rear and side extension to reduce and replace existing garage. Creation of new bike store, new exterior cladding and solar panels on flat roofs.

### Has the work already been started without consent?

◯ Yes

⊘ No

# Materials

### Does the proposed development require any materials to be used externally?

⊘ Yes

◯ No

### Type

**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 | Brick and brown weatherboarding |
| Proposed materials and finishes | Light grey Hardie VL plank cladding to new extension, and to partly overclad existing front elevation |

| | |
|---|---|
| Type | Windows |
| Existing materials and finishes | White UPVC windows & doors |
| Proposed materials and finishes | Grey aluminium windows and doors |

| | |
|---|---|
| Type | Roof |
| Existing materials and finishes | Concrete pitched roof tiles |
| Proposed materials and finishes | Concrete roof tiles to new bike store, felted flat roof to new rear extension. |

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

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

1204-ARC-DR-03-PR GF PLAN (S0-P3), 1204-ARC-DR-04-PR ELEVS (S0-P3)
Design Access and Heritage Statement

# 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
- [x] 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/extinguishments and/or creation of rights of way?

- ◯ Yes
- ⊘ No

# Parking

### Will the proposed works affect existing car parking arrangements?

- ◯ Yes
- ⊘ No

# Biodiversity Net Gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.
This is subject to exemptions, an exemption applies 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)*.
Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- ☑ It is my belief that, if permission is granted for the development to which this application relates, the biodiversity gain condition would not apply.

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

# Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Removal of redundant and failing garage structure, in order to remove built-form in the rear garden.

# 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?

Applicant

# 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

Mr

First name

Jacob

Last name

Jaarsma

Reference

20/01229/HHFUL

Date (must be pre-application submission)

09/12/2020

Details of the pre-application advice received

Previous planning application approved for a larger scale of development than now proposed. Previous works were not commenced.

# 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 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

Title

Mr

First Name

Andrew

Surname

Kent

Declaration Date

16/09/2026

### Declaration Made

- [x] Yes
- [ ] No

# Declaration

I/We hereby submit this Householder Application for Planning Permission for Works or Extension to a Dwelling and for Relevant Demolition of an Unlisted Building in a Conservation Area 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.

- [x] I / We agree to the outlined declaration

Signed

AKent

Date

12/10/2026